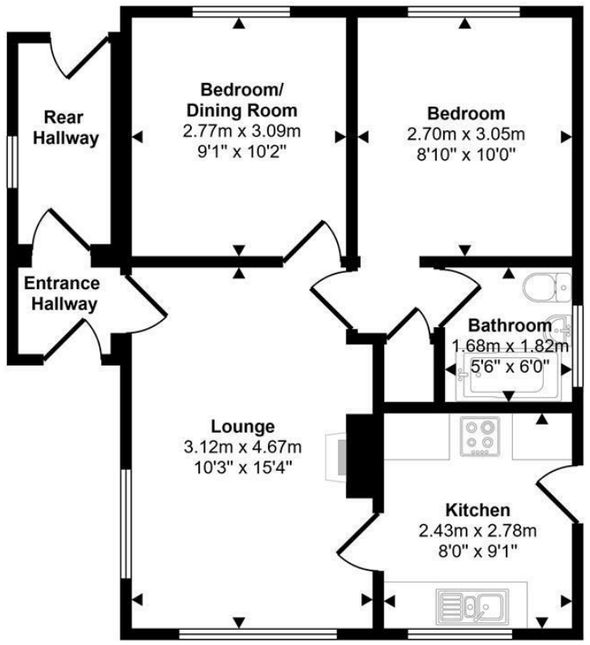
Approx Gross Internal Area
51 sq m / 547 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold.
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band C
Mains Gas

We would respectfully ask you to call our office before you view this property internally or external.

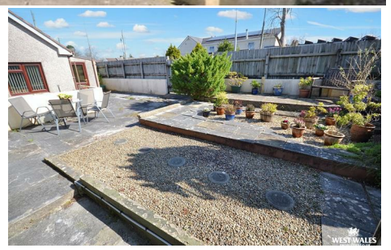
MPO/MPO/OK/04/25

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

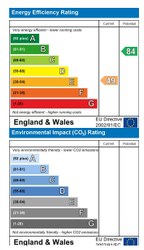
Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

01834 845584
www.westwalesproperties.co.uk



Winrose New Road, Begelly, Kilgetty, Pembrokeshire, SA68 0YF

- Detached Bungalow
- Front & Rear Gardens
- Nicley Presented
- Close To Amenities
- Mains Gas
- Two Double Bedrooms
- No Forward Chain
- Studio
- Close To Local Beaches
- EPC Rating: E



£225,000

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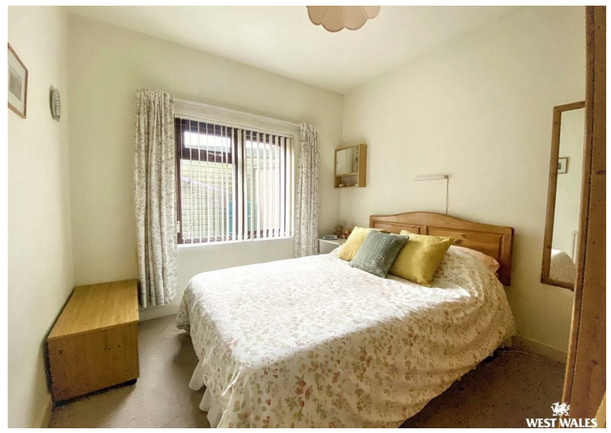
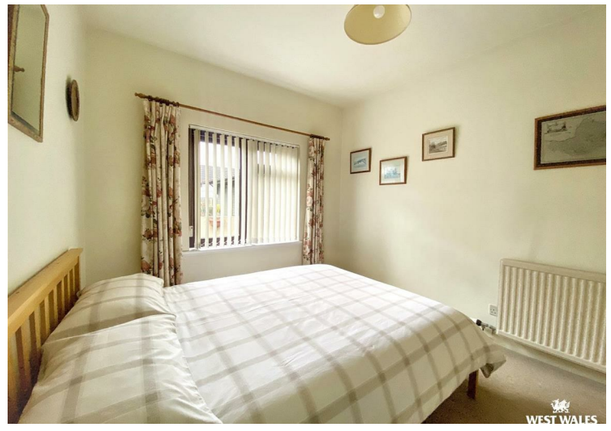
The Agent that goes the Extra Mile



EARLY VIEWING RECOMMENDED..... Winrose is a detached two bedroom bungalow situated in a pleasant location of Begelly. Although in need of some updating the property offers deceptively spacious accommodation, ideal for first time or investment purchasers, positioned on a decent size plot, the property is ideal for extension if required (Subject to the necessary planning and building regulations). The accommodation briefly comprises: Entrance hallway, lounge, kitchen, two double bedrooms (one of which is currently utilised as a dining room) and bathroom.
Externally: Front and rear, low-maintenance gardens, ample driveway parking, studio and rear access.
Winrose is situated in the popular location of Begelly, benefiting from no forward chain and located close to everyday amenities and necessities and short drive to local beaches.

LOCATION:
Kilgetty/Begelly is a sought after area north of Saundersfoot. The village boasts shops, garage, pub and restaurant. The village is five miles from the cosmopolitan town of Narberth and has various attractions within short distance including Bluestone, Folly Farm and Oakwood Theme park. Kilgetty/Begelly is within three miles of the famous beaches of Saundersfoot and Tenby. Local bus services run between Kilgetty and the surrounding area. There are a choice of schools in the local area providing choice for your children's education. For more information visit www.visitpembrokeshire.com



Entrance Hallway

Rear Hallway

Lounge

Kitchen

Bedroom/Dining Room

Inner Hallway

Bedroom

Bathroom

DIRECTIONS

From Narberth take the A478 towards Tenby passing through Templeton and into Begelly. At the Begelly roundabout take the third exit onto New Road, passing The Begelly Arms on your left, pass the turning on the left for The Grove. Winrose can be found immediately after on the left hand side.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.