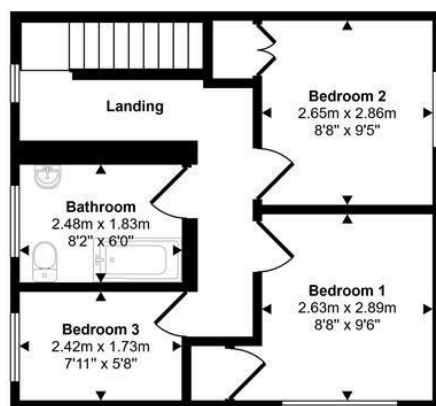


Ground Floor  
Approx 42 sq m / 449 sq ft



First Floor  
Approx 38 sq m / 407 sq ft

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.

COUNCIL TAX: Band

ref: AD/ESL/02/25/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

https://www.facebook.com/westwalesproperties/

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

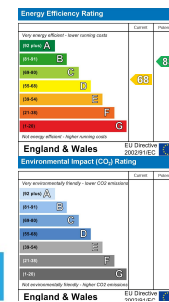


## 2a Alma Cottage Station Road, Kilgetty, Pembrokeshire, SA68 0XS

- Semi Detached House
- Shared Driveway
- Well Presented
- Close To Amenities
- Downstairs WC
- Two Bedrooms Plus Nursery/Dressing Room
- Patio Garden To Side
- Open Plan Kitchen/Living Area
- Excellent Investment/First Time Buy
- EPC Rating: D

**Price £195,000**

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



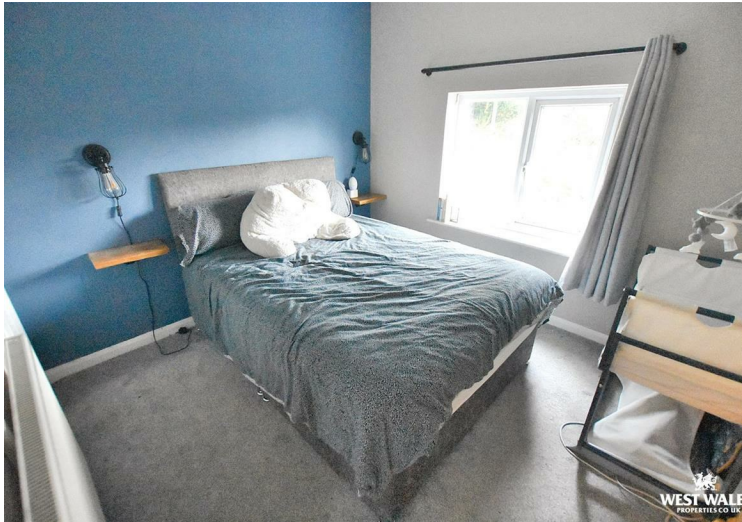
Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ

EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584

**The Agent that goes the Extra Mile**





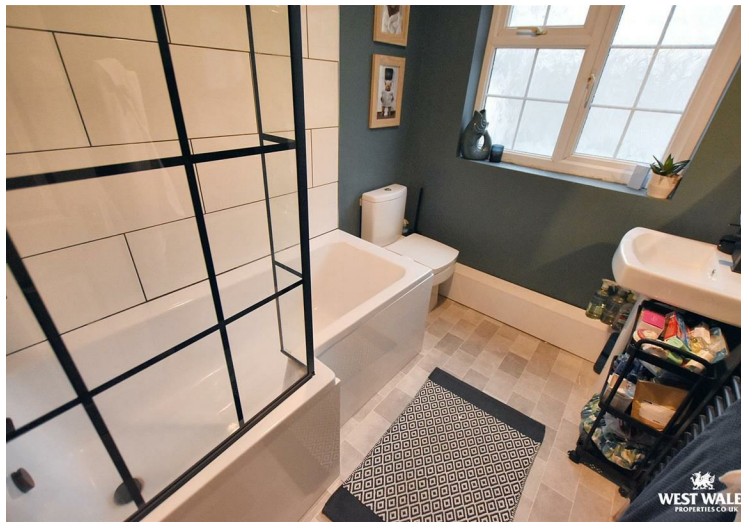


A very well presented three bedroom cottage located in the popular village of Kilgetty, with the shops, train station and all local amenities within walking distance. Kilgetty offers easy access to the main A477 and is only a short drive to the coastal areas of Saundersfoot and Tenby. The accommodation briefly comprises of an: entrance porch, open plan kitchen/living area, rear porch with space for washing machine. downstairs WC. On the first floor are two double bedrooms, a modern family bathroom and a dressing room/ third single bedroom. The property is served by gas central heating and double glazing.

Externally, French doors in the living area lead to a patio garden with gated pedestrian access. There is parking available on the shared driveway to the front.

This is a fantastic first time buy or investment, viewing is highly recommended!

Kilgetty has a number of amenities including a school, shops, railway station, supermarket and amenities. Just a short drive is the seaside village of Saundersfoot. Located at the foot of a picturesque wooded valley its appeal is due to the superb sandy beaches and the attractive harbour, which provide unrivalled opportunities for water-sports, beach games, fishing and simply messing about in boats.



## DIRECTIONS

From our office in Tenby proceed from Tudor Square, straight on at mini-roundabout and follow Narberth Road out of the town. Upon reaching the T-junction turn right and continue through New Hedges and Wooden, go straight on at first roundabout, turn right at second roundabout. Proceed into Kilgetty and take the right turn before the railway bridge into Station Road. 2a Alma Cottage can be found on your left with our sign outside. What3Words: puppy.carraige.limp

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.