

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: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water

HEATING: Oil

TAX: D

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

ADD/ESL/01/26/DRAFT

FACEBOOK & TWITTER

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<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

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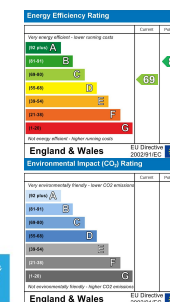


## 8 Lyndhurst Avenue, Broadmoor, Kilgetty, Pembrokeshire, SA68 0RZ

- Detached House
- Immaculately Presented
- Off Road Parking
- Village Location
- Oil Fired Heating
- Front And Rear Gardens
- High Quality Finishings
- Countryside Views To Rear
- Three Bedrooms
- EPC Rating: C

Price £300,000

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*The Agent that goes the Extra Mile*







A fantastic opportunity to purchase a beautifully presented detached bungalow, located in the popular residential area of Lyndhurst Avenue, Broadmoor. The property has been significantly updated by the current vendors, boasting high quality finishings such as solid oak flooring, double glazed windows with integral blinds, and bi-fold doors in the living room.

The layout of the property briefly comprises of an entrance hall, a modern fitted kitchen with integral appliances, an open plan living room/diner, master bedroom with fitted wardrobes, two further bedrooms and a shower room. The property is in immaculate order, with gas central heating and a neutral decoration throughout.

Externally, there is a lawned front garden giving immediate curb appeal, and a driveway leading to a car port providing off road parking for 2 cars. A garage offers a handy storage space with space for washing appliances, and boasts a loft space for additional storage overhead. To the rear is a patio garden with a low level boundary wall that backs onto surrounding countryside, where spectacular views and sunsets can be enjoyed.

This is a stylish and enviable family home, or would suit someone looking for a low maintenance property to enjoy retirement. A must see! The popular village of Broadmoor lies just off the A477 road and is convenient to the popular coastal resorts of Tenby and Saundersfoot. Broadmoor is set in a rural location and benefits from a village pub and regular bus service. Kilgetty is just a short drive away with its shops, railway station and amenities.



## DIRECTIONS

From the roundabout at Kilgetty head along the A477 signposted towards Pembroke Dock and follow the road until you reach the crossroads at Broadmoor. Take the right-hand turn signposted towards Jeffreyeston and proceed along the road and turn left into Lyndhurst Avenue, where number 8 can be found on the right-hand side. What3Words:///waxes.drummers.pausing

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