



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**

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**

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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**



## 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 Jeffreyston 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.