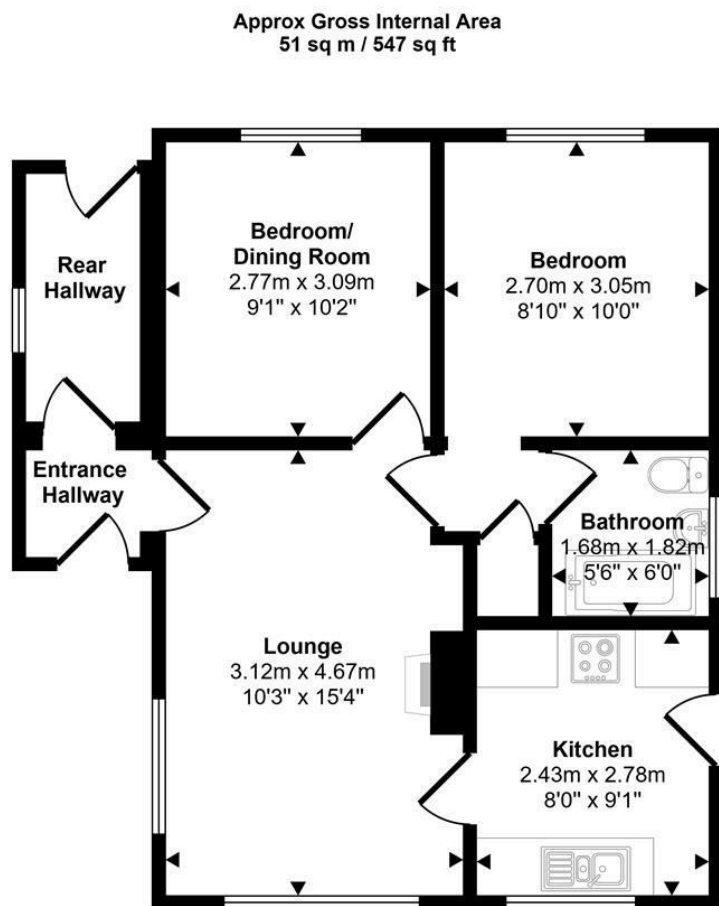




Floorplan

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,

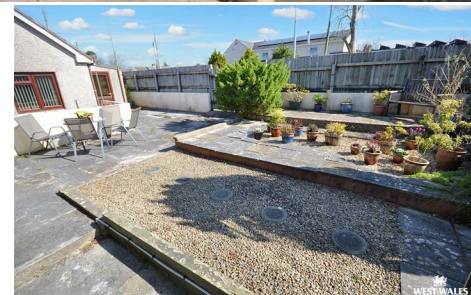
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

7AJ

EMAIL: tenby@westwalesproperties.co.uk

TELEPHONE: 01834 845584

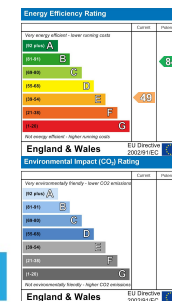


## Winrose New Road, Begelly, Kilgetty, Pembrokeshire, SA68 0YF

- Detached Bungalow
- Front & Rear Gardens
- Nicley Presented
- Close To Amenities
- Mains Gas
- Two Double Bedrooms
- Chain Free
- Studio
- Close To Local Beaches
- EPC Rating: E

Offers In Excess Of £160,000

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 great opportunity to acquire a detached two bedroom bungalow, situated in the highly desirable area of Begally, Kilgetty. Although in need of some updating the property is ideal for first time buyers or even would make a brilliant investment property. Centrally positioned within a well appointed plot, the property offers endless potential. Ideal for extension if required (subject to the necessary planning and building regulations), viewing is highly recommended!

The accommodation briefly comprises: entrance hallway, lounge with gas fire, kitchen, two double bedrooms, and a family bathroom. The property benefits from UPVC double glazing and has gas central heating.

Externally, there is ample off road parking, with further on street parking available. Both the front and rear offer low-maintenance gardens, and is home to a studio/summer house.

Winrose benefits from no onward chain and is located close to everyday amenities and necessities and a short drive to local beaches such as Tenby and Saundersfoot.

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](http://www.visitpembrokeshire.com)



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