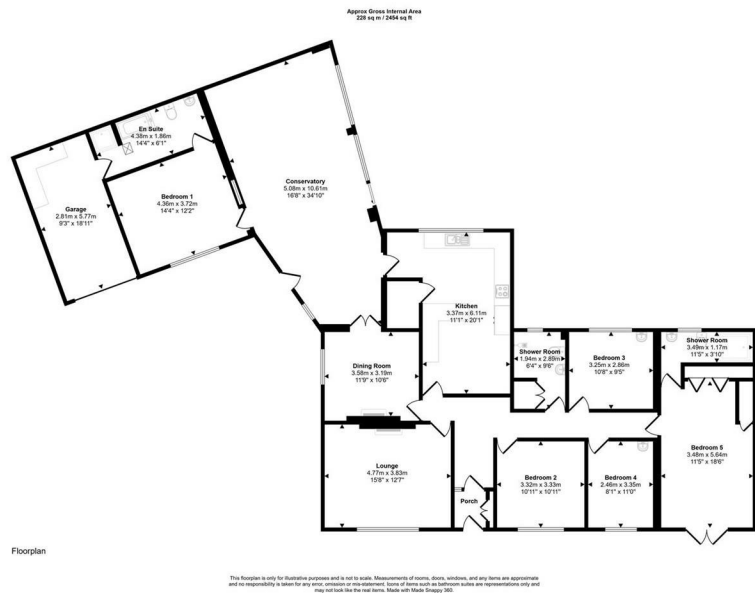




**VIEWING:** By appointment only via the Agents.  
**TENURE:** Freehold  
**SERVICES:** We have not checked or tested any of the services or appliances at the property.  
Property has Mains Electric, Mains Water, Mains Drainage  
**HEATING:** Gas  
**TAX:** Band E

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

LLT/ESL/10/25/TAKEONOK

**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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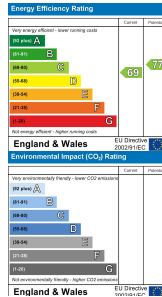


## Meadow View Crosslanes, Kilgetty, SA68 0XT

- Detached Bungalow With Annex Potential
- Two/Three Reception Rooms
- Driveway And Garage
- Countryside Outlook To Front
- Gas Central Heating
- Five Bedrooms
- Located On Private Road
- Garden To Rear
- No Onward Chain
- EPC Rating: C

**£425,000**

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**The Agent that goes the Extra Mile**







A fantastic opportunity to purchase a substantial detached bungalow, located on a private road, conveniently located for Kilgetty and Saundersfoot. The property is being sold with the appeal of no onward chain and offers a versatile layout to suit any family dynamic, especially a multi-generational property.

Upon entering the property into the entrance porch and hallway, the accommodation comprises; a living room, dining room, kitchen/breakfast room, five double bedrooms (two of which have en-suite shower/bathrooms), and an accessible wet room. The property also has a feature indoor area with an indoor fishpond, decorative rockeries, and separates bedroom one from the main part of the bungalow. Also benefiting from the integral access to the garage, this space would make the ideal annex, or additional accommodation. The property could benefit from some internal modernisation making it the perfect opportunity to put your own stamp on a family home!

Externally, as the name suggests, the property boasts a pretty outlook over the neighbouring meadow, with a patio seating area to the front allowing you to enjoy the scenery. There is a driveway to the side providing off road parking and access to the integral garage. At there rear, there is a lawned garden with fence boundaries, patio footpaths and bedding areas.

Viewing is highly recommended to appreciate all that this property has to offer!

Kilgetty has a number of amenities including a school, shops, railway station, and supermarket, just a short drive away 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, and fishing. Saundersfoot also provides easy access to Wisemans Bridge where the beach is the starting point of the 186 mile Pembrokeshire Coast Path. Nearby is Colby Woodland Gardens, owned by The National Trust.



## DIRECTIONS

From the Tenby office, proceed out of town on the A478 for approximately 4 miles until you reach Pentlepoir. Proceed through the village across two mini roundabouts, and down the hill, taking the right hand turn onto Kingsmoor Road. Follow this road for a short distance, beneath the railway bridge. You will find the lane to Meadow View on the right hand side by the stone cottage. What3Words:///commit.collects.spans

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