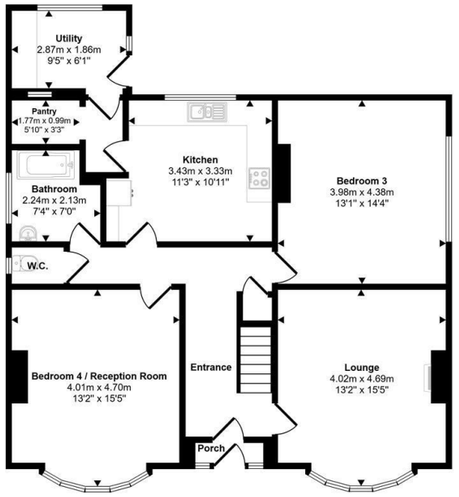
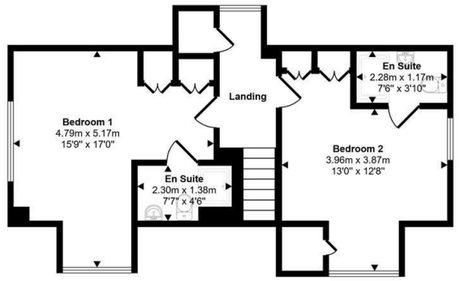
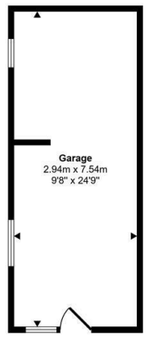
Approx Gross Internal Area
170 sq m / 1831 sq ft



Ground Floor
Approx 99 sq m / 1064 sq ft



First Floor
Approx 49 sq m / 529 sq ft



Garage
Approx 22 sq m / 238 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 'E'
HEATING: Oil

ref: ADD /LLE / JAN / 26
TAKEONOK/27/01/26/LLE

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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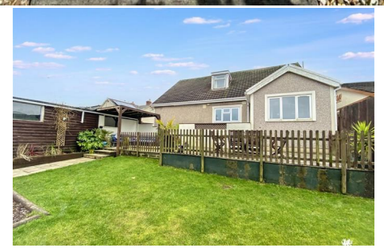
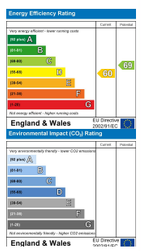
TELEPHONE: 01834 845584

01834 845584
www.westwalesproperties.co.uk



Lynden Lea Broadmoor, Kilgetty, SA68 0RJ

- Detached Dormer Bungalow
- Four Double Bedrooms
- Utility Room
- Brilliant Family Home
- Oil Central Heating
- NO ONWARD CHAIN
- Two En-Suite Bathrooms
- Driveway And Detached Garage
- Rear Garden
- EPC Rating: D



Offers In Excess Of £300,000

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 brilliant opportunity to acquire a well presented detached dormer bungalow, situated in the highly desirable village location on Broadmoor, Kilgetty. Conveniently located within easy access to an array of amenities Kilgetty high street has to offer, you are also just a short drive to the idyllic sandy beaches the Pembrokeshire coastline has to offer. The property offers versatile accommodation, and would make a fantastic family home. Viewing is highly recommended!

Boasting a modern decor throughout, the property also has an abundance of charm creating a warm and welcoming atmosphere. Upon entering the property through an entrance porch, a door opens into the hallway which is laid with gorgeous parquet flooring. Off the hallway is the living room which is fitted with a log burning stove, and a has feature bay window. The ground floor also accommodates; a modern kitchen which overlooks the garden, pantry, a utility room, a family bathroom with separate w/c, and one double bedroom. A second reception room is also situated to the front of the property, which could also be utilised as a fourth bedroom. The first floor provides; two further double bedrooms, both benefitting from en-suite shower rooms. All bedrooms offer ample built in storage throughout, with additional eaves storage available, which is accessed off the landing. The property benefits from UPVC double glazing and has oil central heating.

Externally, there is a low maintenance garden to the front, with a central pathway leading up to the front door. A driveway offers ample off road parking, with a detached garage providing further secure parking or a storage/workshop space. The enclosed rear garden has been thoughtfully designed offering multiple seating areas, ideal for dining al fresco during the summer months and entertaining your family and friends. A lawned garden is also home to a green house, garden shed and children's climbing frame.

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. Turn right onto the B4586 and continue down the road, where the property is located on the right hand side. What/Three/Words:///dignify.status.homeward

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.