

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 Electric, Mains Water, mains gas

HEATING: Gas

TAX: Band C

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

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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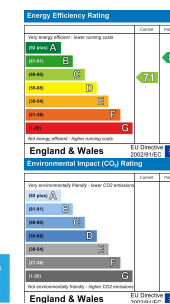


## 47 Oakfield Drive, Kilgetty, Pembrokeshire, SA68 0UD

- Semi Detached Bungalow
- Off Road Parking
- Conservatory To Rear
- No Onward Chain
- Popular Residential Area
- Two Bedrooms
- Well Presented
- Low Maintenance Garden
- Planning Ref 24/0119/PA
- EPC Rating C

**Offers In The Region Of £230,000**

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***The Agent that goes the Extra Mile***







47 Oakfield Drive is a well presented semi-detached bungalow located in the popular residential area of Oakfield Drive, Kilgetty. The layout of the property briefly comprises of an entrance hall, lounge/diner, kitchen with side porch, conservatory, two double bedrooms and a shower room. The property is in a good decorative order and is served by double glazing and gas central heating. The property has full planning permission to extend, allowing the kitchen diner to be opened up and expanding the size of the sun room and living room. (planning ref 24/0119/PA)

Externally, a driveway provides off road parking for two/three cars, and there is a decorative graven garden to the front. To the rear and side is a low maintenance patio garden, which has been very well maintained.

This is a lovely first time buy, retirement home, or buy to let investment and comes with the added appeal of no onward chain. Viewing is highly recommended!

Kilgetty/Begelly is a sought-after area north of Saundersfoot. The village boasts shops, garage, pub, and a restaurant. The village is five miles from the popular town of Narberth and has various attractions within a 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 and there are a number of schools nearby providing a varied choice for your children's education.



### DIRECTIONS

Leaving the Tenby office follow the A478 to the New Hedges roundabout. Take the first exit taking you through Wooden and Pentlepoir, following the road down the hill until you reach the roundabout. Take the 2nd exit and enter the next roundabout, taking the 3rd exit into Kilgetty. Follow the road passing underneath the bridge for the railway line. Turn left onto Ryelands Way and then turn right onto Oakfield Drive. Take the second left and the property will be on the right-hand side.  
What/Three/Words:///camera.measure.splashes

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