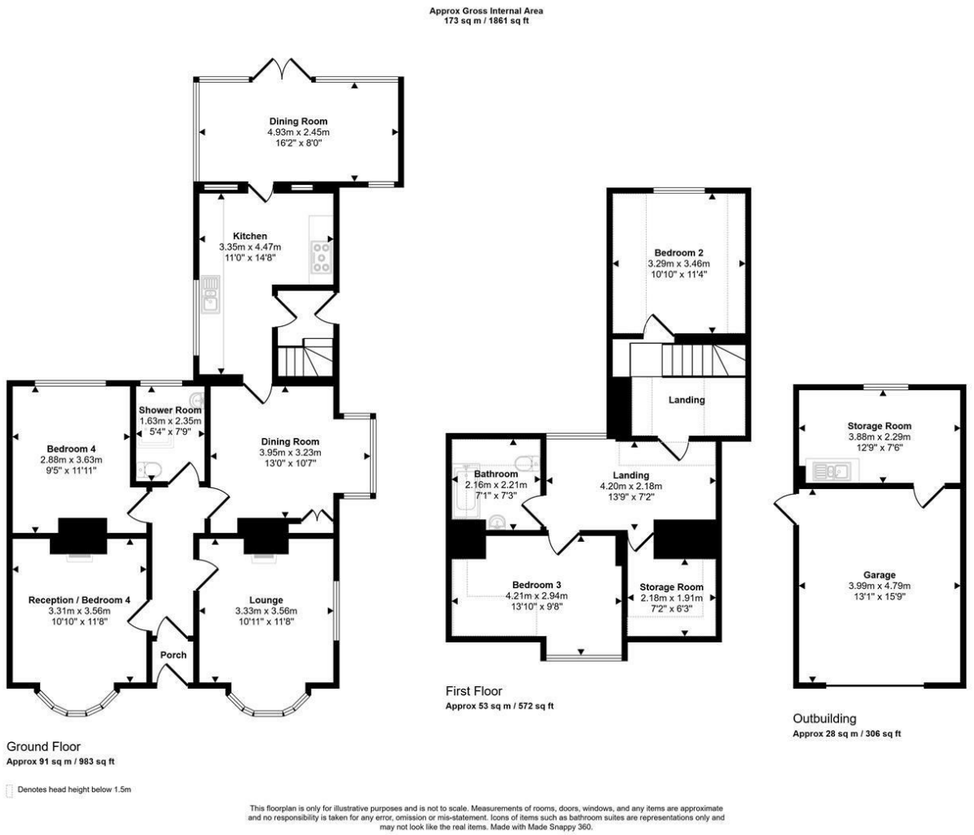

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water
HEATING: Mains Gas
TAX: D

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

ADD/ESL/06.25/

FACEBOOK & TWITTER
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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

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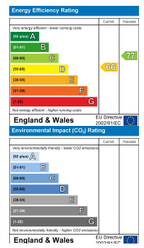
WEST WALES FINEST PROPERTIES

Bryn Hyfred Hill Lane, Kilgetty, Pembrokeshire, SA68 0QX

- Detached Dormer Bungalow
- Front And Rear Gardens
- Conservatory
- Countryside And Sea Views
- Close To Saundersfoot
- 3/4 Bedrooms
- Character Features
- Garage And Parking
- Gas Central Heating
- EPC Rating: D



£300,000

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The Property Ombudsman

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
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The Agent that goes the Extra Mile

Celebrating 30 Years of Business

A charming and character filled detached dormer bungalow located in the popular area of Hill Lane, Kilgetty. The property is close to the seaside resorts of Tenby and Saundersfoot, and is also conveniently located for the main A477 trunk road leading to Carmarthen and the M4.

The layout of the property briefly comprises of an entrance hall, lounge with multi fuel log burner, dining room, sitting room/bedroom, kitchen, conservatory, shower room and a double bedroom to the ground floor. On the first floor is an open landing space leading to two further bedrooms and a bathroom - the property offers 3/4 bedrooms and 2/3 reception rooms in total. Character features are features are retained, including fire places, panelled doors and picture rails. The property is served by double glazing and gas fired central heating. The property benefits from a boiler which was fitted in June 2025.

Externally, a driveway to the front provides off road parking for approximately 2 cars, and a well tended front garden offering curb appeal. To the rear is a seating area which is laid to decorative stone, progressing on to to a pretty lawned garden to two sides. Countryside and distant sea views can be enjoyed in the direction of Saundersfoot. A garage with further workshop offers handy storage or work space.

This is a lovely family home with a versatile layout, viewing is highly recommended!

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 th

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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 as you go down the hill, the property will be found on the right-hand side.
What3Words:///submitted.annotated.alienated

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