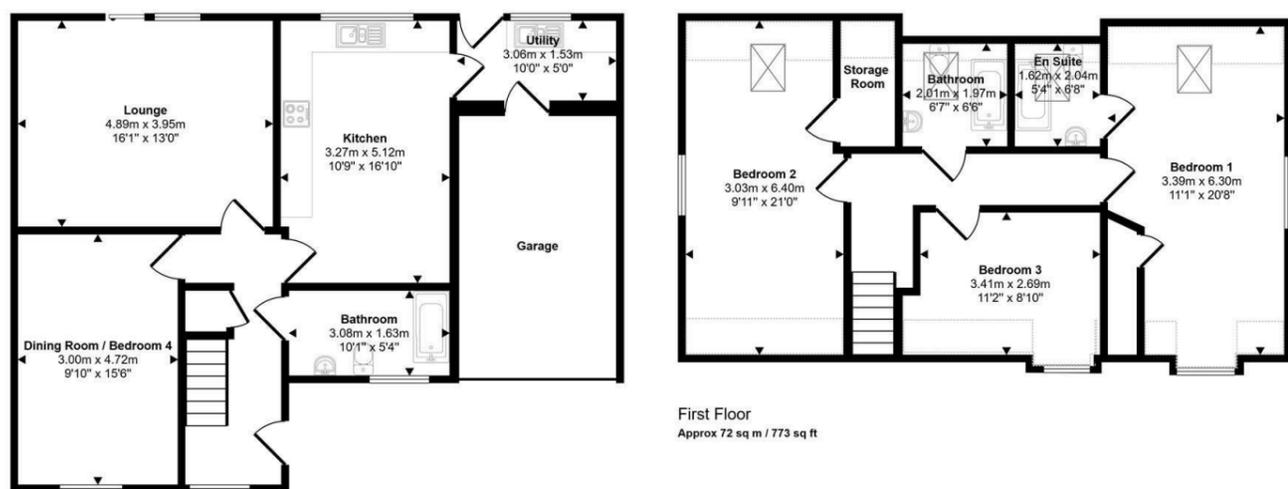


Approx Gross Internal Area  
160 sq m / 1720 sq ft



Ground Floor  
Approx 88 sq m / 947 sq ft

Denotes head height below 1.5m

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.

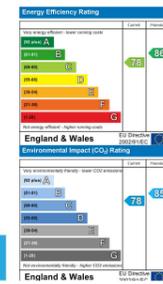


**Middle House 2 Church Close, Begelly, Kilgetty, Pembrokeshire, SA68 0YP**

- Detached House
- Two Reception Rooms
- Well Presented
- Integral Garage
- Garden To Rear
- Three Double Bedrooms
- En-Suite Bathroom
- Kitchen/Breakfast Room
- Off Road Parking
- EPC Rating: C

**£350,000**

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



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, 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/09/25/takeonok

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

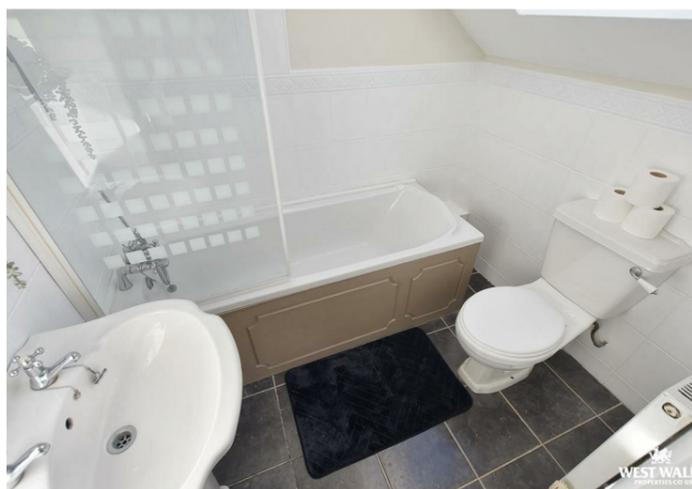


Middle House is a very well presented detached house, located in the sought after area of Begelly. The property is within easy reach of amenities, transport links and the trunk roads leading to the M4 corridor. Also just a short drive to the Pembrokeshire coast, the property would make a brilliant investment, family home, or holiday home. Viewing is highly recommended!

Situated in a residential cul de sac, the layout of the property briefly comprises of an entrance hall, living room and dining room which could be utilised as a fourth bedroom, kitchen/breakfast room, utility room and downstairs bathroom. On the first floor, a landing leads through to the master bedroom which boasts fitted storage and an en-suite bathroom, two further bedrooms and a family bathroom. The property is served by double glazing and gas fired central heating. A door from the utility room leads through to the integral garage, offering handy storage/work space, or dry parking.

Externally, a driveway to the front provides off road parking and access to the garage. Pedestrian side access leads through to the rear garden, which is paid to patio and astro turf for easy maintenance, and a timber workshop/storage.

Begelly is a village close to Kilgetty which has a number of amenities including a school, shops, bus stop and railway station, supermarket and amenities. Just a short drive is the pretty harbour village of Saundersfoot and the harbour town of Tenby. 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. And the pretty seaside resort of Amroth.



### DIRECTIONS

From Nthe Tenby office, take the A478 out of town and follow for approximately 5 miles to Kilgetty roundabout, taking the 2nd exit.. At the Begelly roundabout take the first exit onto New Road, passing The Begelly Arms on your left. Take the next right turn into Church Close and continue into the development where 2 Church Close can be found on the right hand side. What3Words: ///terms.awaiting.gallosed

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