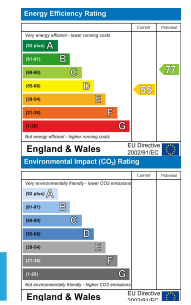


### 3 Well Park, Cresselly, Kilgetty, SA68 0SS

- Semi-Detached House
- Three Bedrooms
- Contemporary Decor
- Driveway Parking
- Oil Central Heating
- Well Presented
- Ideal Family Home
- Rear Garden
- Utility Room
- EPC Rating: D

**Offers Around £245,000**

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



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 'D'  
HEATING: Oil

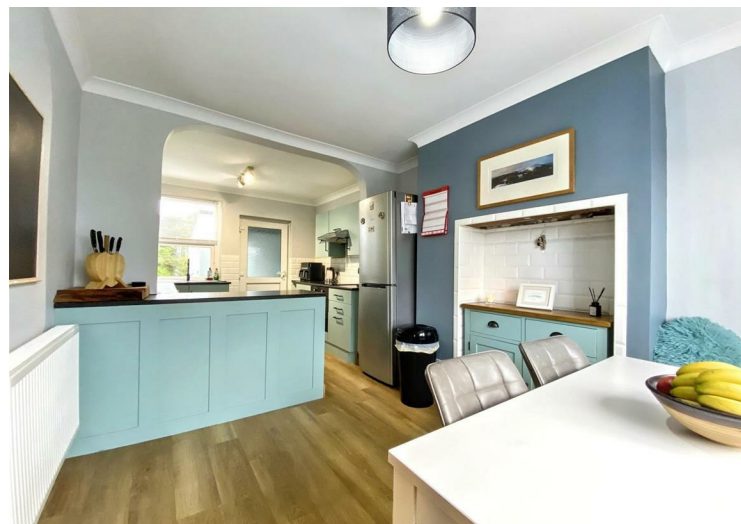
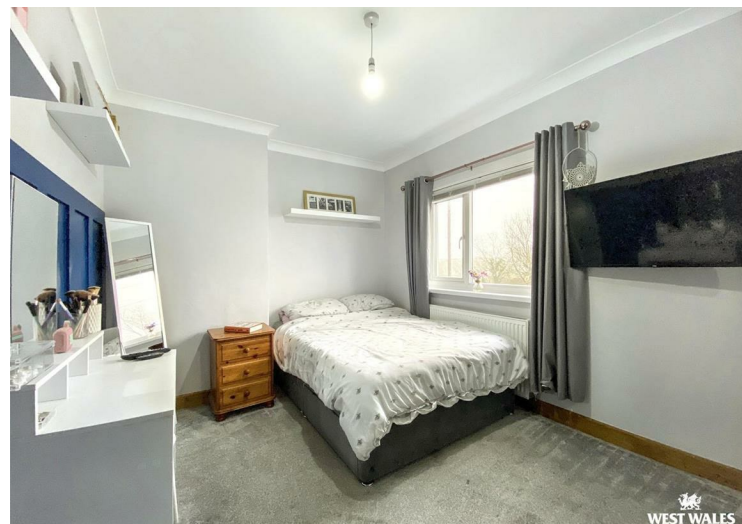
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Be sure to follow us on Twitter: @WWProps  
<https://www.facebook.com/westwalesproperties/>

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,

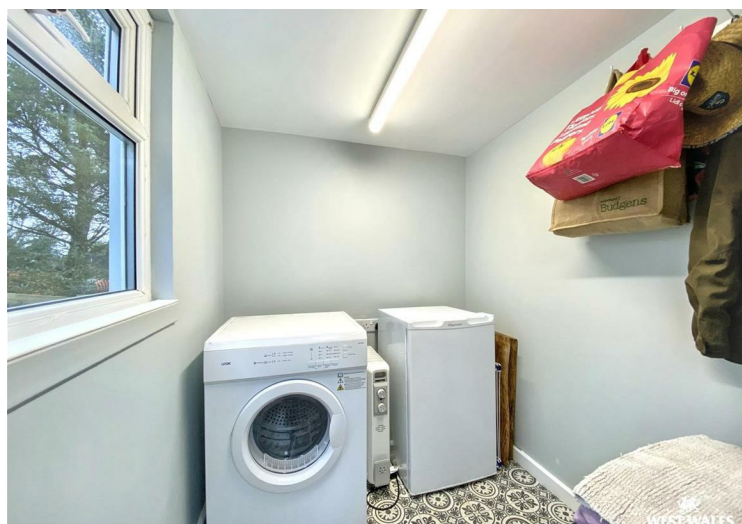
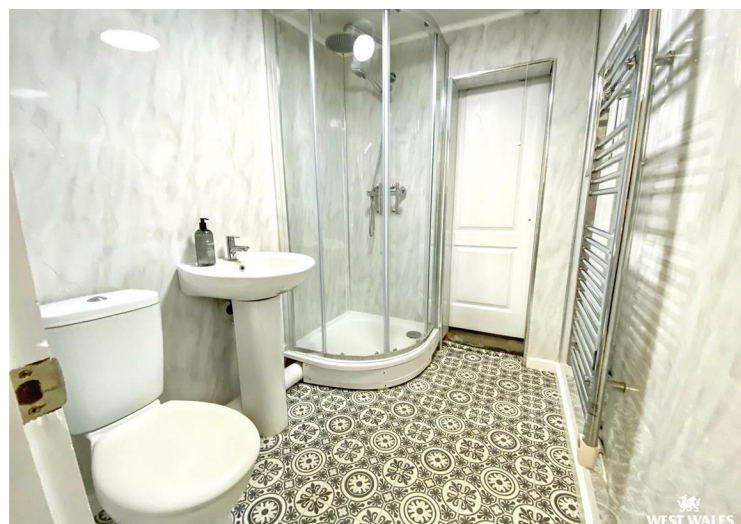
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



A great opportunity to acquire a well presented semi-detached house, situated in the highly desirable village of Cresselly. Surrounded by lovely countryside views, there are also many idyllic country walks right on your doorstep. The property boasts a stylish contemporary decor throughout, and has been thoughtfully designed with modern living in mind. Ideal for first time buyers looking to get on the market, the property would also make a great family home. Viewing is highly recommended!

Entering the property into the entrance hallway, you are immediately greeted by a warm and welcoming atmosphere. At the heart of the property is the living/dining room, which has patio doors opening out onto the garden. Across the hall is a modern kitchen which offers more casual dining, and leads into a rear porch. The ground floor also accommodates a downstairs shower room with waterfall shower, and a utility room. Upstairs, provides a contemporary family bathroom, two double bedrooms and a further single bedroom which is currently utilised as a dressing. The property benefits from UPVC double glazing and has oil central heating.

Externally, there is ample driveway parking with further on street parking also available. The garden is mainly laid to lawn and offers a great space for children to play. Home to a kennel and storage room, a garden shed also provides further secure storage. A patio area provides a great space for outside seating, ideal for those summer BBQ'S and entertaining family and friends.



#### DIRECTIONS

From our Tenby Office exit the town via the one-way system which will bring you to the green. Turn left on to Marsh Road and turn right at the leisure centre on to the B4318 heading towards Pembroke. At the roundabout take the 2nd exit to continue on the A477, and at the next roundabout take the third exit onto the A4075. Follow the A4075, over Carew bridge and up the Hill approx 2 miles. Just before you enter Cresselly, turn left onto South row. Well park will be on your left hand side.

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