

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: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'C'

HEATING: We are advised Mains Gas Central Heating

ref: AD / LLT / 03 / 23/takeonok

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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.

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

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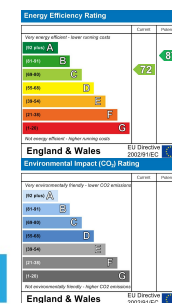


Springfield Station Road, Kilgetty, Pembrokeshire, SA68 0XS

- Semi Detached Bungalow
- Living Room
- Ample Off-Road Parking
- Village Location
- Close to Local Amenities
- Two Bedrooms
- Modern Bathroom
- Front & Rear Garden
- Well Presented
- EPC Rating C

Price £225,000

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The Agent that goes the Extra Mile





This well presented semi detached bungalow is situated on Station Road, Kilgetty within a short walking distance to the local supermarket, pharmacy, school and train station. The property benefits from a neutral decor throughout and comprises; entrance porch with a storage cupboard, living room with an electric fireplace, leading through to the kitchen which is fitted with a range of units and provides side access to the garden. The home provides two bedrooms to the rear, one with french doors overlooking the rear garden and a family bathroom with a walk in shower and modern suite.

To the front, there is ample driveway parking alongside a lawned area to the left. There is side access to the rear garden, which is laid over two levels. The first level is a raised paved seating area, with steps down to the lawned garden providing a wonderful apple tree and a range of other shrubs and flowers. In the right corner is a potting area, with country views to the rear. Viewing is highly recommended to appreciate this wonderful home.



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, fishing and simply messing about in boats. 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. Kilgetty is a peaceful village in the heart of rural South Pembrokeshire, just a few miles from the coastal resorts of Tenby and Saundersfoot, and within easy reach of several other splendid beaches.



DIRECTIONS

From the Tenby office take the main road in the direction of Kilgetty. At the roundabout, take the 2nd exit and at the next roundabout take the 3rd exit onto Carmarthen Road. Enter Kilgetty and continue past the Co-Op, then take the last right hand turn before the railway bridge onto Station Road. Follow the road and the property is halfway down on your right. WHAT 3 WORDS - passwords / toolbar / parrot

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