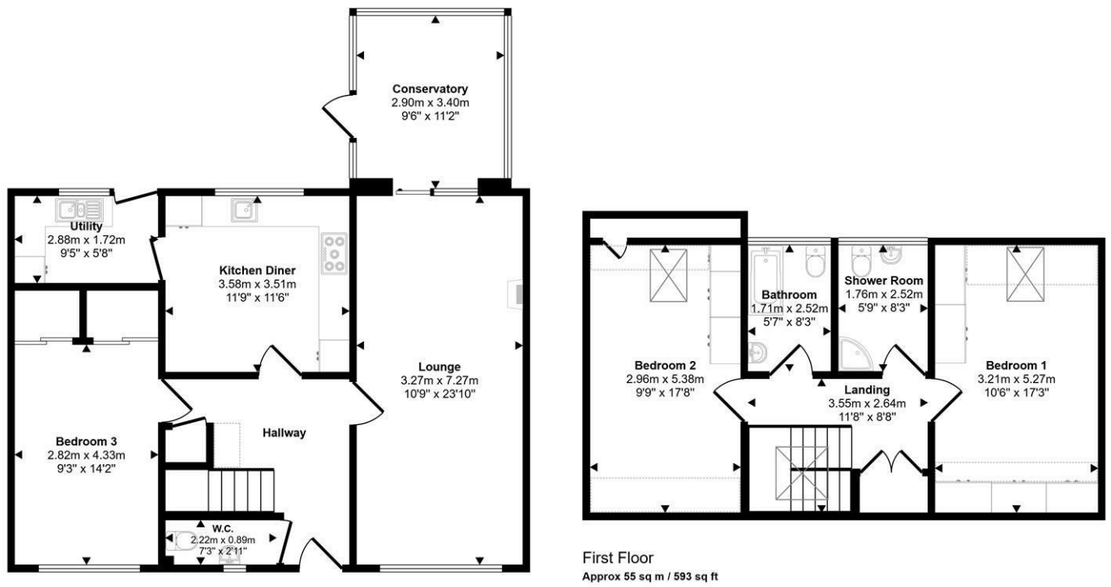
Approx Gross Internal Area
138 sq m / 1489 sq ft



Ground Floor
Approx 83 sq m / 896 sq ft

First Floor
Approx 55 sq m / 593 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.

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: Gas
PLEASE NOTE - We are advised this property is served by private drainage.

ref: LLT / LLE/ MAY/ 26/DRAFT

FACEBOOK & TWITTER
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,

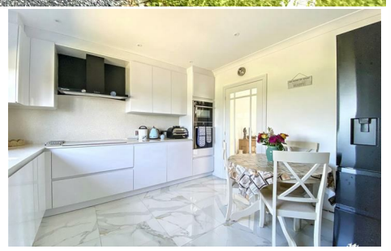
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

WEST WALES PROPERTIES .CO.UK

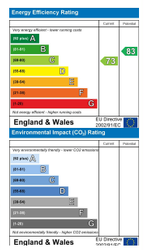
01834 845584
www.westwalesproperties.co.uk

WEST WALES FINEST PROPERTIES



The Haven Templebar Road, Kilgetty, Pembrokeshire, SA68 0RA

- Detached Dormer Bunaglow
- Three Double Bedrooms
- Stylish Contemporary Decor
- Utility Room
- Gas Central Heating
- Immaculately Presented
- Gorgeous Countryside Views
- Village Setting
- Conservatory
- EPC Rating: C



Price £375,000

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

naea | propertymark PROTECTED
The Property Ombudsman

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584

The Agent that goes the Extra Mile

Celebrating 30 Years of Business

Page 2

Situated in the highly sought after village location of Templebar Road, Kilgetty, this immaculately presented detached dormer bungalow enjoys stunning countryside views to the rear and would make a superb family home. Tastefully updated throughout, the property boasts stylish and contemporary d cor, offering beautifully maintained accommodation ready for immediate occupation. The property would also make an excellent investment opportunity or idyllic holiday home in a desirable Pembrokeshire setting.

The welcoming entrance hallway provides access to a convenient ground floor W/C, while the spacious living room features an attractive log burner, creating a warm and inviting focal point. To the rear, the conservatory enjoys delightful views over the garden and surrounding countryside, providing the perfect space to relax and unwind. The contemporary kitchen/diner offers an excellent space for both everyday family living and entertaining, complemented by a practical utility room and a versatile ground floor bedroom.

The first floor accommodates two further double bedrooms, alongside a family bathroom and separate shower room, providing flexible and well-balanced accommodation throughout. All bedrooms benefit from ample built-in wardrobe space, enhancing the practicality of the home. The property further benefits from UPVC double glazing and gas central heating.

Externally, the property benefits from a beautifully maintained garden which is predominantly laid to lawn, creating an ideal space for families and outdoor enjoyment. Various patio seating areas provide the perfect setting for entertaining or taking in the surrounding countryside views. The property also benefits from ample driveway parking.

Combining a desirable village setting with beautiful rural outlooks and stylish interiors, this exceptional home offers the perfect blend of comfort and character. Viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

DIRECTIONS

From the office in Tenby head out of town towards Saundersfoot. At the New Hedges roundabout take the 1st exit and follow the road for approximately 3 miles through the village of wooden and continue up the hill. At the mini roundabout, take the first exit towards Templebar Road. Continue down the road where the property is located on the right hand side. What/Three/Words:///flannel.pony.stolen

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

Page 3