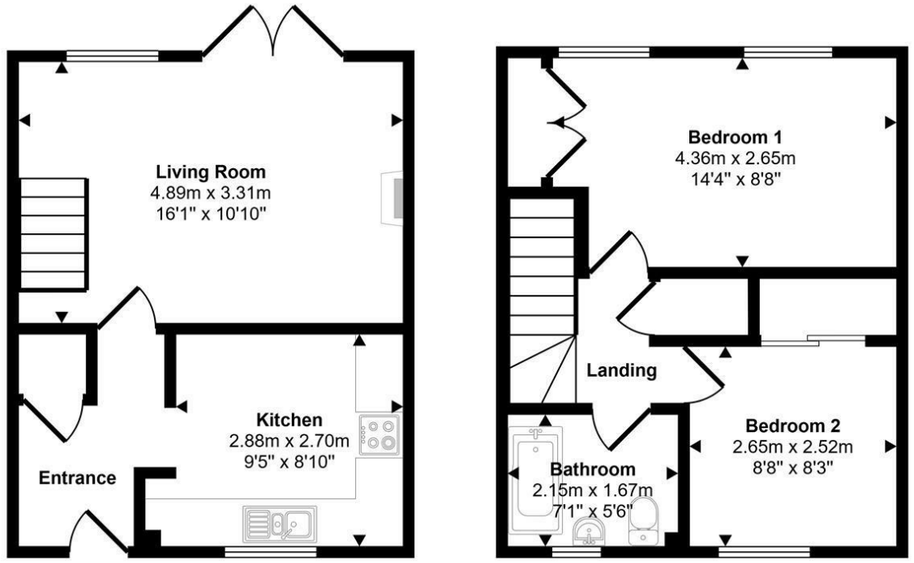
Approx Gross Internal Area
61 sq m / 657 sq ft



Ground Floor
Approx 30 sq m / 327 sq ft

First Floor
Approx 31 sq m / 330 sq ft

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: Gas

ref:EJL/CCL/11/26/OK EJL
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,

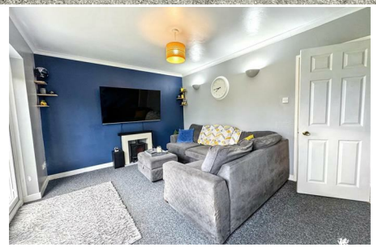
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01834 845584
www.westwalesproperties.co.uk



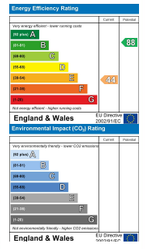






19 Park Avenue, Kilgetty, Pembrokeshire, SA68 0UB

- Semi Detached
- Lounge/Dining Area
- Close to Local Beaches, Schools and Amenities
- Gas Central Heating and Double Glazed
- Driveway Parking
- Two Double Bedrooms
- Cul-de-Sac Location
- Village Location
- Corner plot with Garden and Patio Area
- EPC E



Offers In The Region Of £180,000

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

The Agent that goes the Extra Mile



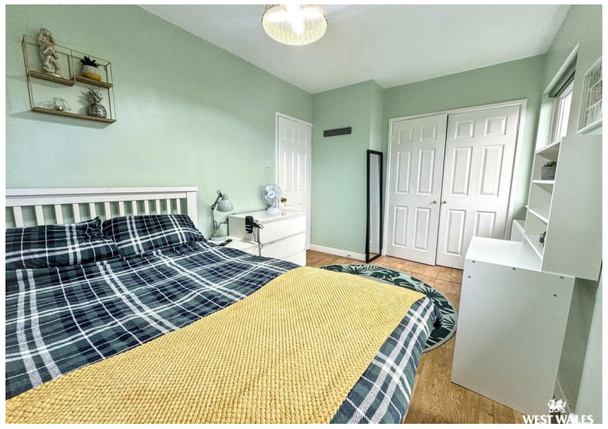


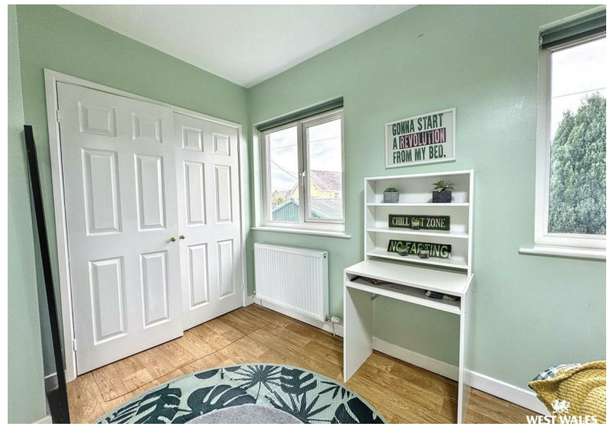


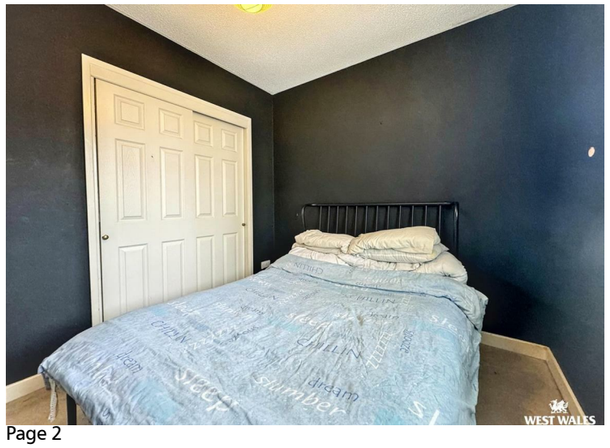


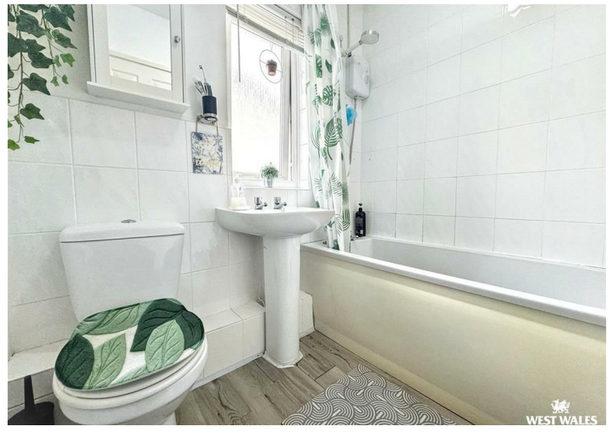












Situated in a quiet cul-de-sac in the popular village of Kilgetty, this well-presented two-bedroom semi-detached property offers an excellent opportunity for first-time buyers, couples or investors alike.

The accommodation briefly comprises an entrance hallway, fitted kitchen and a spacious lounge/diner, featuring French doors opening directly onto the rear garden and patio area, creating a lovely space for relaxing or entertaining.

To the first floor are two generous double bedrooms and a family bathroom.

Externally, the property benefits from a tarmac driveway providing off-road parking for two vehicles, together with a garden and patio area. Occupying a desirable corner plot, the property also benefits from double glazing and gas central heating.

Kilgetty is a sought after area north of Saundersfoot. The village has a supermarket, shops post office, garage, pub, restaurant, there are a choice of schools in the local area providing choice for your children's education. and public transport links including a train station. The village is five miles from the cosmopolitan town of Narberth and has various attractions within short distance including Bluestone, Folly Farm and Oakwood Theme park. Kilgetty is within three miles of the famous beaches of Saundersfoot and Tenby. Local bus services run between Kilgetty and the surrounding area. For more information visit www.visitpembrokeshire.com



DIRECTIONS

Leaving the Tenby office follow the A478 to the New Hedges roundabout. Take the first exit taking you through Wooden and Pentlepoir, following the road down the hill until you reach the roundabout. Take the 2nd exit and enter the next roundabout, taking the 3rd exit into Kilgetty. Follow the road up past the Co-Op and under the railway bridge, take the first left onto Ryelands Lane. Take the second left turn onto Park Avenue, then turn left, follow the road and the property is in bottom right corner. What3wordstitles.mildest.friday

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