

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.

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: FREEHOLD

Tax: Band : D

LPG Gas Central heating.

MPO/MPO/OK/05/25

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

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## 11 Fir Grove, Begelly, Narberth, Pembrokeshire, SA68 0XD

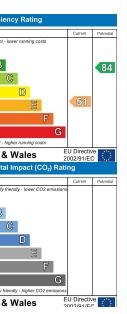
- Detached Bungalow
- Lounge/Diner
- Sun Room
- Front & Rear Gardens
- CHAIN FREE
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Beautifully Presented
- Garage & Driveway Parking
- EPC Rating: E

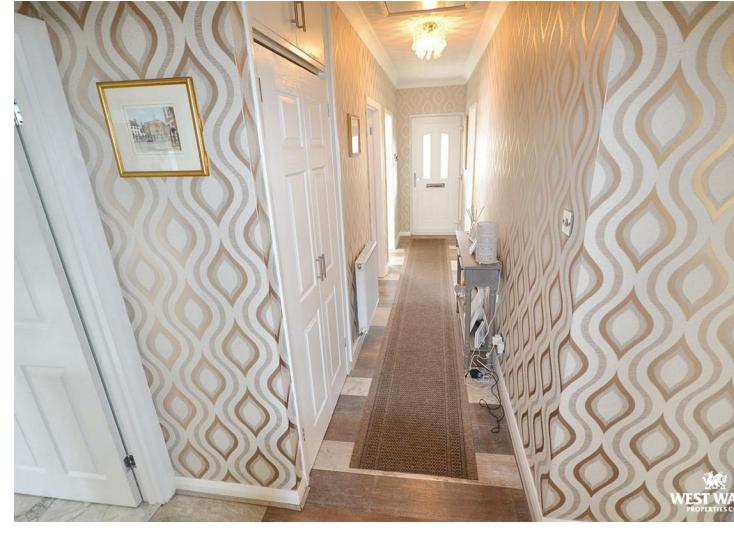
**£290,000**

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Situated in a cul-de-sac position, this beautifully presented CHAIN FREE detached bungalow is located in the highly sought after village of Begelly, Kilgetty. With easy access to public transport links, there is also an array of everyday amenities and necessities. The property is just a short drive to the popular market town of Narberth, and the coastal resorts of Saundersfoot and Tenby. Ideal for those looking for a family home or retirement property. Early viewing is highly recommended to appreciate all the property has to offer!

The accommodation comprises; an entrance hallway with leads through into the living/dining room with a feature fireplace. A sun room is accessed off the dining area, and provides a cosy seating area over looking the mature garden. Across the hallway is the contemporary kitchen, modern shower room, and two double bedrooms. The property benefits from LPG gas central heating and UPVC double glazing.

Externally, there is ample driveway parking with a garage, which provides additional storage and secure parking. The current vendors also utilise this space as a utility area. To the rear is mature lawned garden, home to a variety of plants and shrubs. A decking area also offers space for outside seating, where you can sit and relax with family and friends.

Kilgetty/Begelly is a sought after area north of Saundersfoot. The village boasts shop, garage, pub and restaurant. 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/Begelly is within three miles of the famous beaches of Saundersfoot and Tenby. Local bus services run between Kilgetty and the surrounding area. There are a choice of schools in the local area providing choice for your children's education. For more information visit [www.visitpembrokeshire.com](http://www.visitpembrokeshire.com)



## Entrance Hallway

## Lounge/Diner

## Kitchen/Breakfast Room

## Sunroom

## Bedroom

## Bedroom

## Shower Room

## Attached Garage



## DIRECTIONS

From Narberth take the A478 towards Tenby passing through Templeton and into Begelly. Pass the former petrol garage on the right hand side and continue a short distance until reaching Fir Grove on the right hand side. Go to the end of the cul-de-sac where number 11 can be found immediately in front of you.

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