



6 Greenacre Court
Kilgetty
SA68 0QP

£107,000

Apartment
Leasehold



A two bedroom first-floor apartment with an additional attic room which could be used as an office space or play room.

The apartment has double glazing, and offers a rear communal garden to enjoy the outdoor space, and a parking area to the front for residents' use.

Kilgetty offers a range of amenities, including local shops, a pub, post office, doctor's surgery and supermarket. The village is also served by local bus and train services, providing convenient connections to nearby towns such as Tenby, Saundersfoot and Carmarthen.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S.



- **Two Bedrooms**
- **Off Road Parking**
- **Additional Attic Room**
- **999 Year Lease**
- **First Floor Apartment**
- **Communal Garden**
- **Double Glazing**

Lounge 13'9" x 12'5" (4.2 x 3.8)

Living area opening to the kitchen. The room has laminate flooring, centre ceiling light, and large double-glazed window to the rear.

Kitchen 8'2" x 8'2" (2.5 x 2.5)

Fitted kitchen with a range of base and wall units, with stainless steel sink and drainer unit. There is an electric oven, 4 ring hob over, integrated fridge freezer and space for additional appliances with tiled splash back.

Bedroom One 10'9" x 9'6" (3.3 x 2.9)

A double bedroom with fitted carpet, centre ceiling light point and a double-glazed window to the front.

Bedroom Two 6'10" x 12'5" (2.1 x 3.8)

The second bedroom has fitted carpet, centre ceiling light point and two double-glazed windows to the front.

Shower Room 8'2" x 4'7" (2.5 x 1.4)

Tiled floor, WC, wash hand basin, electric shower, centre ceiling light point, and partially tiled walls.

Attic Room 16'0" x 9'2" (4.9 x 2.8)

Spiral stairs lead up into the loft room, with a Velux window above and plenty of storage spaces in the eaves. The immersion water heater is in the cupboard.

Externally

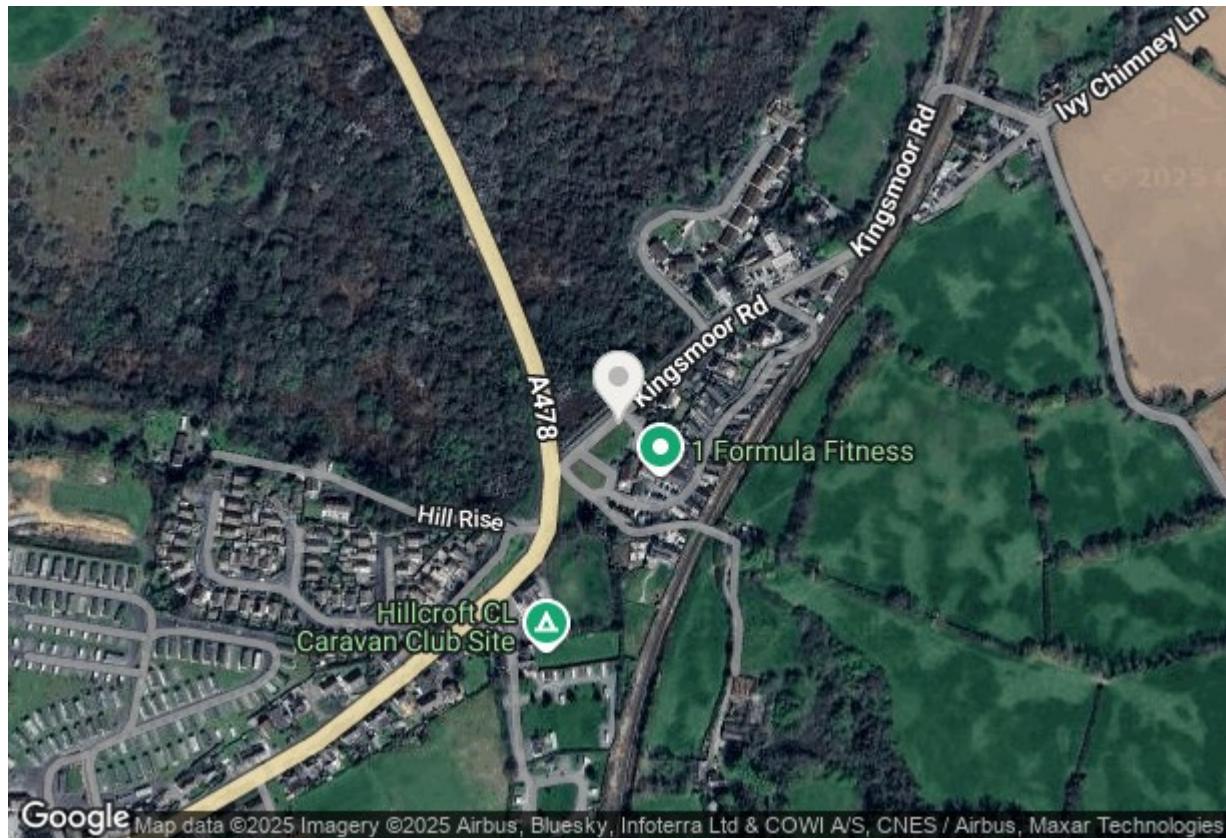
There are communal lawned gardens to both the front and rear of the block for use by the residents, along with a communal parking area to the front of the property.

The apartment is accessed from the rear, via a path to the side of the property. Steps lead up to the front door of no.6.

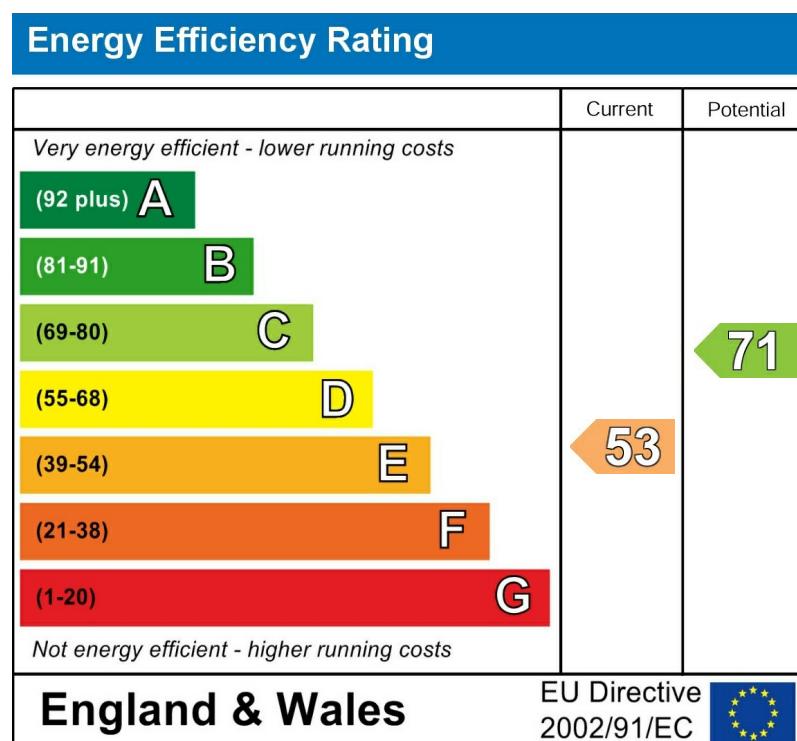
Please Note

The Pembrokeshire County Council Tax Band is A - approximately £1371.09 for 2025/2026.
999-year lease from 1983.

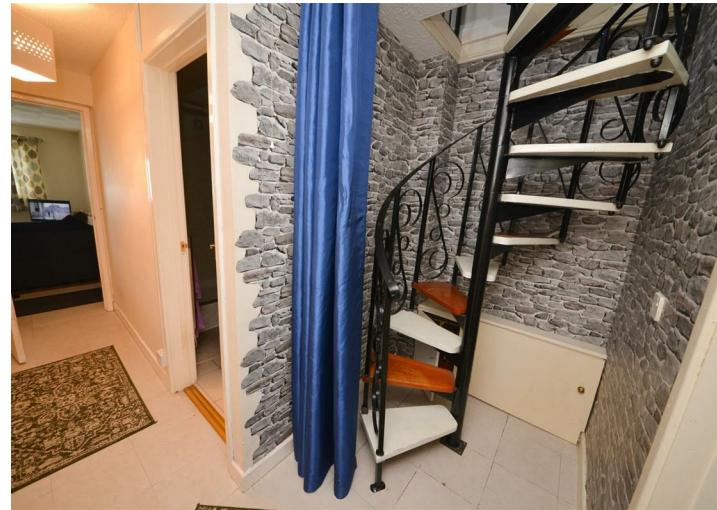
The service charge per six months is currently £491.57. The ground rent per annum is £100.00
No pets. No holiday letting.



Take the A478 northwards out of Tenby for approximately 4 miles until reaching Pentlepoir. Continue through Pentlepoir and at the bottom of the hill turn right onto Kingsmoor Rd. The block of flats is on the right-hand side. The apartment is accessed via a stairwell at the back of Greenacre Court.









Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only.
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