

16 Kilvelgy Park, Kilgetty



**Offers In The Region Of £395,000**



Situated in the charming village of Kilgetty, this immaculate three-bedroom detached bungalow offers stylish and comfortable living in a peaceful yet well-connected location. Kilgetty boasts a range of local amenities, including shops, cafes, primary school and a train station, while being just a short drive from the stunning Pembrokeshire coastline and the bustling seaside towns of Tenby and Saundersfoot.

Beautifully maintained, with a thoughtfully designed layout, the accommodation includes a porch, hallway, dual-aspect lounge, modern kitchen/dining room, large conservatory, and a handy utility room. The three well-proportioned bedrooms are served by a family bathroom, with the master benefiting from an en-suite shower room. An integral garage adds further convenience.

Occupying a prime corner plot, the property boasts stunning wraparound gardens, meticulously maintained, with lawns, decorative stoned areas in this artistically designed garden. Shielded patio areas offer private spots to relax, while mature hedging, shrubs, and trees enhance the sense of seclusion. A driveway provides parking for two cars.

This exceptional bungalow combines modern comfort with beautifully crafted outdoor spaces, making it a perfect home for those seeking a tranquil yet well-connected lifestyle. Viewing is highly recommended!



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**Porch**  
Door do

**Hallway**  
'L' shaped with oak flooring, airing cupboard, oak door to

**Lounge 13'3" x 15'11" (4.06 x 4.86)**  
Dual aspect windows enlighten the room, oak flooring, feature mantelpiece with electric fire.

**Kitchen/Dining Room 16'9" x 11'7" (5.13 x 3.54)**  
Window to rear overlooking garden, two glazed oak doors to the conservatory, oak door to the utility, attractive tiled flooring. Large range of wooden wall and base units providing ample storage space, appliance space, electric oven and hob. Spacious Dining area.

**Conservatory 11'11" x 10'10" (3.64 x 3.31)**  
Large conservatory/sunroom with tinted windows, blinds and wooden flooring. Double doors lead to the rear garden patio.

**Utility Room 8'6" x 4'10" (2.61 x 1.48)**  
Housing the boiler, fitted base units, stainless steel sink and drainer, attractive tiled flooring.

**Bedroom 2 13'10" x 10'9" (4.23 x 3.28)**  
Double glazed window to front overlooking the garden, oak flooring.

**Bedroom 3 8'8" x 8'5" (2.65 x 2.57)**  
Double glazed window to rear overlooking the garden, oak flooring.

**Family Bathroom 6'9" x 8'3" (2.07 x 2.54)**  
Window to rear, fully tiled walls and floor, white bathroom suite comprising panelled bath with shower and screen over, pedestal sink unit and close coupled wc.

**Bedroom 1 (Master) 11'10" x 14'0" (3.62 x 4.27)**  
Double glazed window to front overlooking the garden, oak flooring, door to

**En-suite Shower Room 11'8" x 6'3" (3.58 x 1.92)**  
Window to rear, towel radiator, grey tiled floor and half walls, large walk in shower, wc and pedestal sink unit.

**Integral Garage 8'8" x 17'5" (2.66 x 5.31)**  
Up and over door.

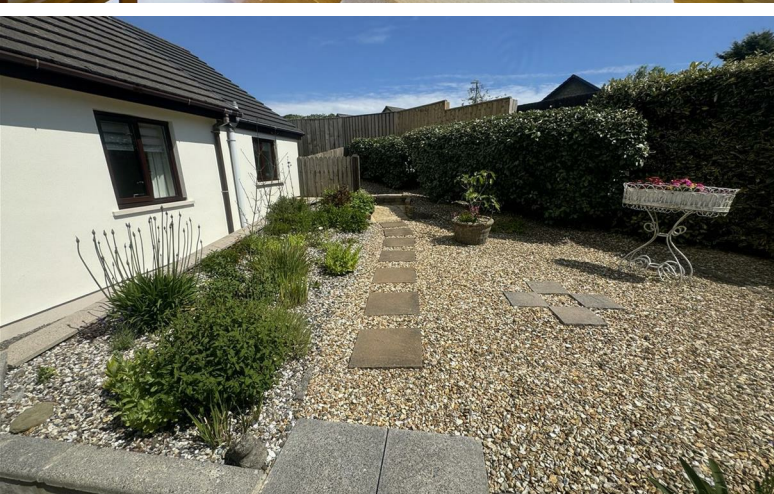
**Outside**  
Occupying a prime corner plot, the property boasts stunning wraparound gardens, meticulously maintained, with lawns, decorative stoned areas in this artistically designed garden. Shielded patio areas offer private spots to relax, while mature hedging, shrubs, and trees enhance the sense of seclusion. A driveway provides parking for two cars.

**Additional Information**  
Tenure: Freehold  
Services: All mains  
Local Authority: Pembrokeshire County Council  
Council Tax: Band E

Mobile Phone Reception: Likely/Limited depending on provider  
Broadband: Superfast available  
Buyers should make their own enquiries.







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Approximate total area<sup>(1)</sup>  
127.29 m<sup>2</sup>  
1370.15 ft<sup>2</sup>

(1) Excluding balconies and terraces

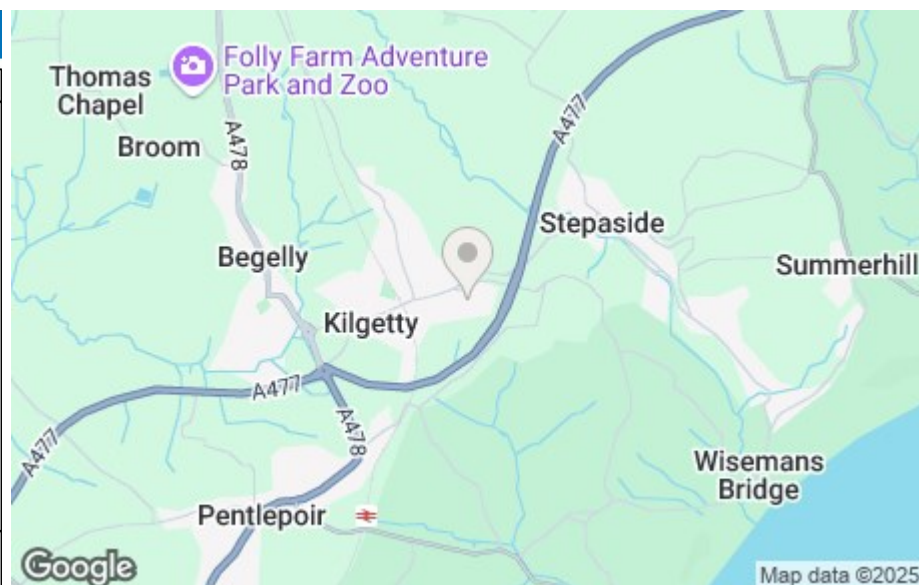
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	63	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.