

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: Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Property has Mains Drainage, Mains Electric, Mains Water,  
HEATING: Gas  
TAX: Band C

We would respectfully ask you to call our office before you view this property internally or externally.

SSG/ESL/01/25/OK/SSG/0125

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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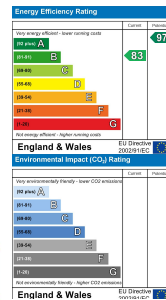


## 4 Meadow Gardens, Kilgetty, Pembrokeshire, SA68 0AD

- Semi-detached House
- Contemporary Kitchen
- Enclosed Rear Garden
- Village Location
- Ideal First Time Buy / Investment Opportunity
- Two Bedrooms
- Family Bathroom and Downstairs WC
- Driveway Parking With EV Charging Point
- EV Charging Point
- EPC Rating: B

**Offers In Excess Of £210,000**

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**The Agent that goes the Extra Mile**







We are delighted to market this very well-presented semi-detached house. Built in 2022, this property remains within warranty and benefits from modern kitchen and bathroom suites and neutral decor throughout. The layout briefly comprises a lounge, open-plan kitchen/diner, and WC on the ground floor. On the first floor are two bedrooms, the master bedroom having a fitted wardrobe, and a family bathroom. The property benefits from double glazing, gas central heating, and fast broadband speeds.

Externally, there is an enclosed garden to the rear which is laid to lawn with a patio seating area and feather-edge fencing around. A pedestrian side gate leads through to the driveway at the side of the property, offering parking for 2-3 vehicles and is fitted with an EV charging point.

This is a perfect first-time buy or buy-to-let investment, viewing is highly recommended!

Kilgetty has a number of amenities including a school, shops, bus stop and railway station, supermarket and amenities. Just a short drive is the pretty harbour village of Saundersfoot. Saundersfoot also provides easy access to Wisemans Bridge where the beach is the starting point of the 186 mile Pembrokeshire Coast Path. Nearby is Colby Woodland Gardens, owned by The National Trust. and the pretty seaside resort of Amroth. You are also close by to the historic harbour town of Tenby with its idyllic sandy beaches, and famous championship golf course.



### DIRECTIONS

From the Tenby Office go left up the high street, turn left at the mini roundabout, at the crossroads turn right and go under the viaduct, at the roundabout turn right onto the A4218 and follow this road to Kilgetty roundabout. At the 1st roundabout take the 2nd exit and on the 2nd roundabout take the 3rd exit into Kilgetty. Go past the supermarket and under the railway bridge, then take the right hand turn signposted to Meadows Gardens, where the property is the first on the right-hand side. . What3Words: joys.years.lizard

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