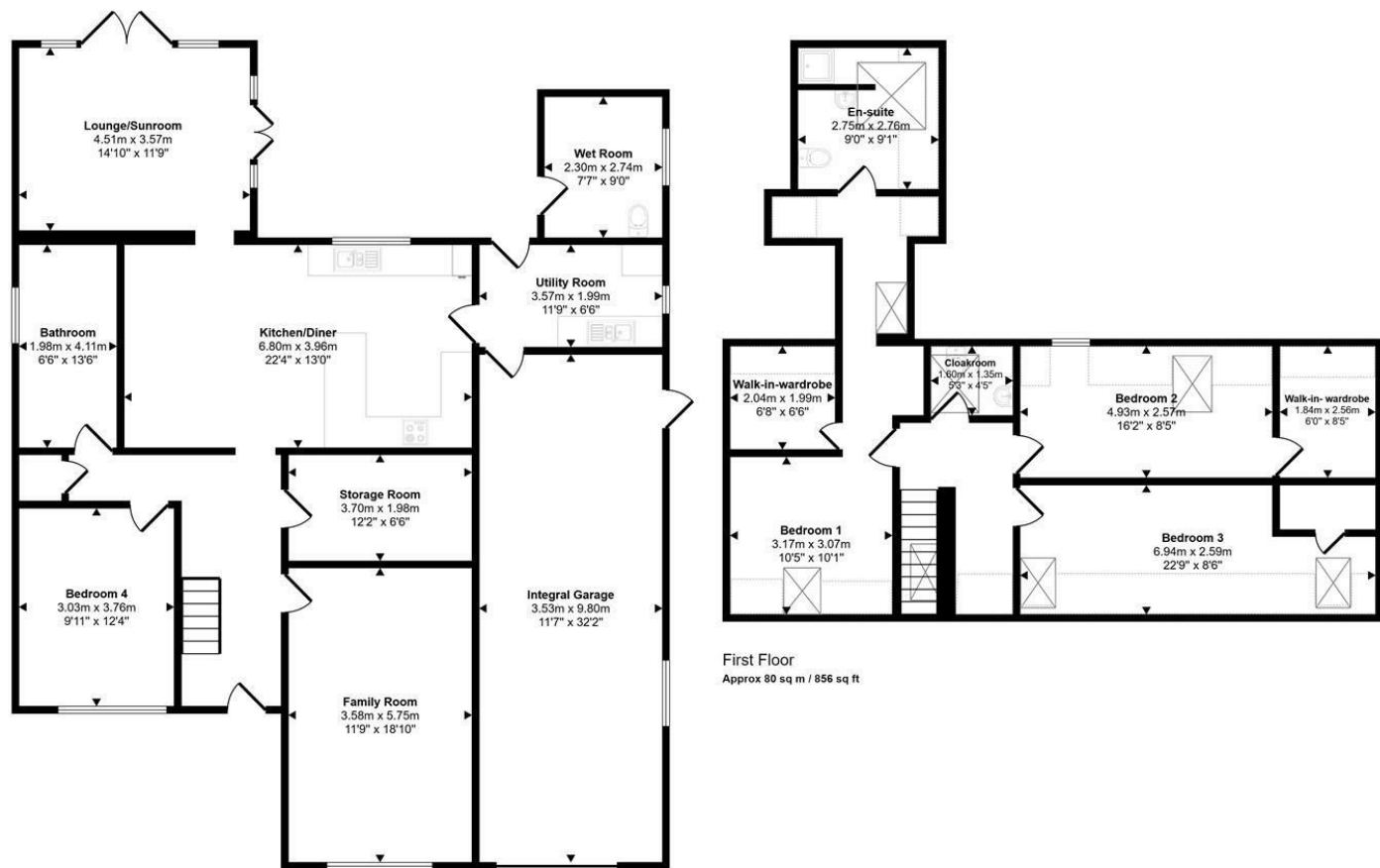


Approx Gross Internal Area  
239 sq m / 2568 sq ft



Ground Floor  
Approx 159 sq m / 1711 sq ft

Denotes head height below 1.5m

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.

TAX: Band D

Gas Central Heating

Mains Drainage

Please be advised that the current owners have informed us that they are in the process of installing a new bathroom on the ground floor.

Please be advised that the Annex is currently utilised as an AirB&B

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

MPO/MPO/OK/08/24

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

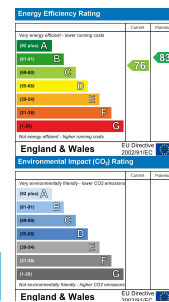


## Church View New Road, Begelly, Kilgetty, Pembrokeshire, SA68 0YF

- Detached Dormer Bungalow
- Two Reception Rooms
- Good Size Garden
- Annex
- Gas Central Heating
- Four Bedrooms
- Ample Family Accommodation
- Double Garage & Driveway Parking
- Well Presented
- EPC Rating: C

**£450,000**

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**The Agent that goes the Extra Mile**







EARLY VIEWING IS HIGHLY RECOMMENDED..... Church View is a substantial detached four bedroom dormer bungalow that also benefits from an Annex, integral double garage, well maintained garden and driveway parking. The property is extremely well presented throughout offering flexible living options and high ground floor ceilings giving a large and airy feeling, situated in the popular location of Begelly providing everyday amenities and necessities and short drive to all the local beaches and attractions. The accommodation briefly comprises: Entrance hallway, lounge/Sunroom, sitting room, kitchen/diner, utility room, wet room, ground floor double bedroom and bathroom (please be advised that the bathroom is in the process of being installed) and three double bedrooms ( All with walk-in wardrobes, one with (En-suite) and a cloakroom positioned on the first floor.

LOCATION:  
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, Manor Park 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**  
**Storage Room**  
**Lounge/Sunroom**  
**Family Room**  
**Kitchen/Diner**  
**Utility Room**  
**Wet Room**  
**Bathroom**  
**Bedroom 4**

**Integral Garage**  
**FIRST FLOOR**  
**Landing**  
**Bedroom 1**  
**Walk-in Wardrobe**  
**En-suite**  
**Bedroom 2**  
**Walk-in Wardrobe**  
**Bedroom 3**

**Walk-in Wardrobe**  
**Cloakroom**  
**Annex**



**DIRECTIONS**  
From Narberth take the A478 towards Tenby passing through Templeton and into Begelly. At the Begelly roundabout take the third exit onto New Road, passing The Begelly Arms on your left, pass the turning on the left for The Grove. Church View can be found on the left hand side opposite Church Close.  
  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.