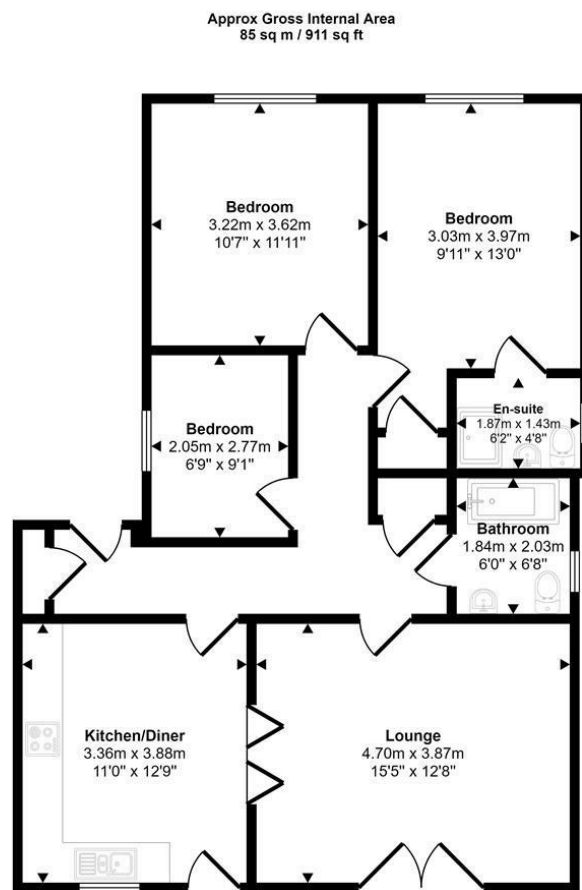




Floorplan

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.

COUNCIL TAX: Band 'D'

HEATING: Gas

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

MPO/MPO/OK/07/24

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

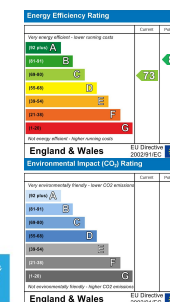


1 Parsonage Court, Begelly, Kilgetty, Pembrokeshire, SA68 0PF

- Detached Bungalow
- Master En-suite
- Well Maintained Gardens
- Short Drive To Amenities
- Gas Central Heating
- Three Bedrooms
- Beautifully Presented
- Tranquil Location
- Countryside Walks
- EPC Rating: C

Offers In Excess Of £290,000

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The Agent that goes the Extra Mile





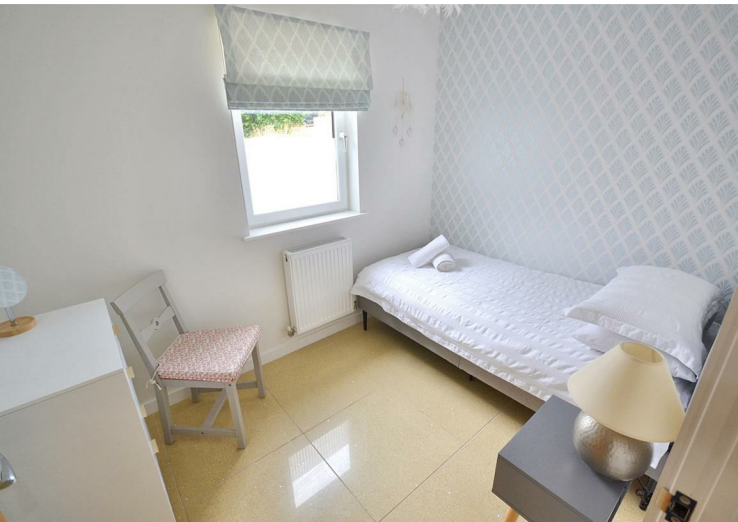
A brilliant opportunity to acquire an immaculately presented detached bungalow, located in the highly sought after village of Begelly. Conveniently located close to local everyday amenities, you are also just a short drive to the popular coastal resorts of Saundersfoot and Tenby. The property would make the ideal family home, holiday home, or simply those looking to be escape to the country. Situated in a cul-de-sac position, the property offers many idyllic country walks right on your doorstep, including rear access to a lovely woodland walk. With the added benefit of NO ONWARD CHAIN, early viewing is highly recommended!

Upon entering the property, you are greeted by an entrance hallway with a storage cupboard, ideal for storing your coats and boots after your day exploring the countryside. The contemporary kitchen/diner is located off the hallway and is fitted with a range of appliances. Sliding doors open into the living room, which creates a sense of space. This space really is the heart of the home, and you can really envision entertaining all your family and friends, or simply enjoying the outlook over the garden. Further accommodation includes a modern family bathroom, the master bedroom with an en-suite, and two further bedrooms. Offering a high specification throughout, the property also benefits from UPVC double glazing and gas central heating.

Externally, there is driveway parking for two cars to the front, with a lawned garden area that wraps around the side of the property. The rear provides a well maintained lawned garden, also home to a variety of shrubs. A patio area provides a great space for outside seating, where you can dine al fresco during the summer. A hard standing area also provides space for a shed, or would also make a great additional patio area. With the option to extend the property (subject to planning), the property offers flexible accommodation.



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, and Folly Farm. 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



DIRECTIONS
From Narberth take the road signposted to Tenby passing through Templeton, Folly Farm and Manion Lodge Hotel. Take the next right into Parsonage Lane (by the Church) and continue along until reaching Parsonage Court on the left hand side where number 1 can be found immediately in the left hand corner.
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.