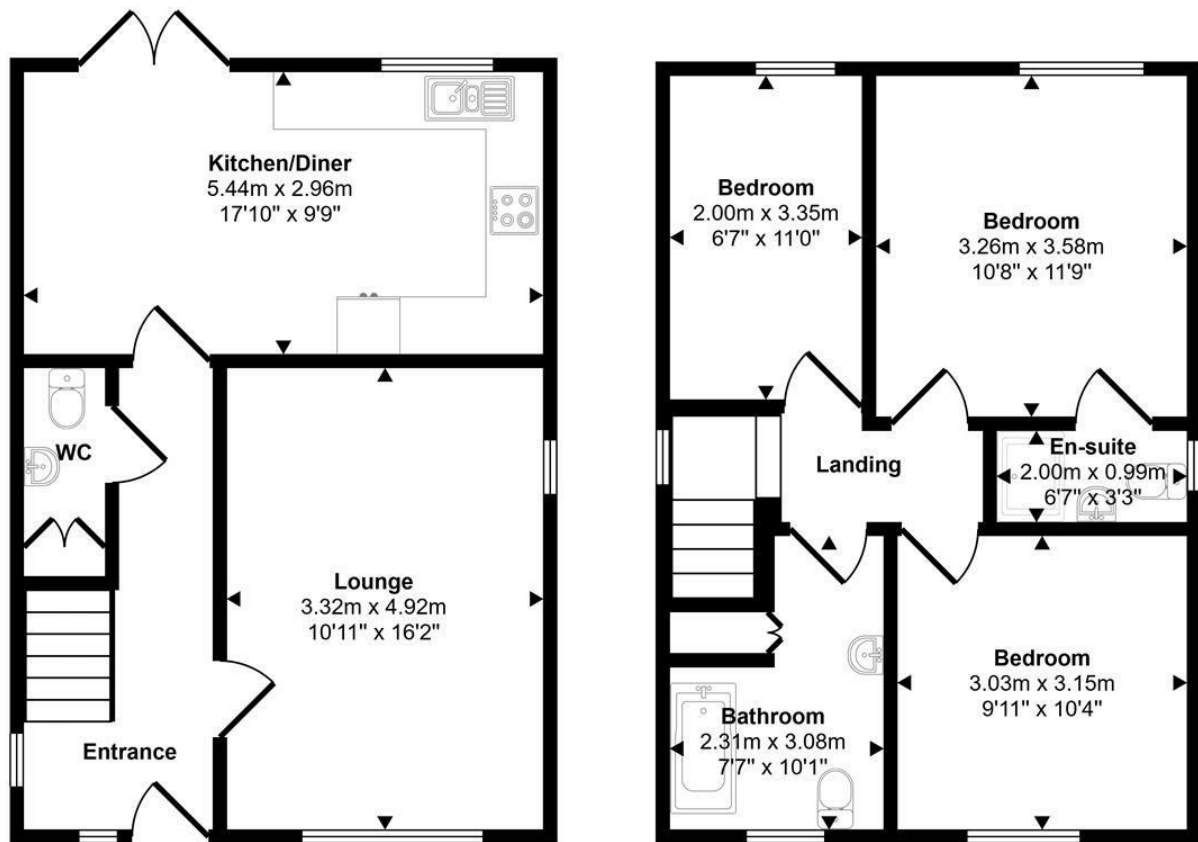


Approx Gross Internal Area
87 sq m / 935 sq ft



Ground Floor
Approx 44 sq m / 469 sq ft

First Floor
Approx 43 sq m / 466 sq ft

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.

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised FREEHOLD

Mains Gas

Tax: Band D

MPO/MPO/OK/01/25

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

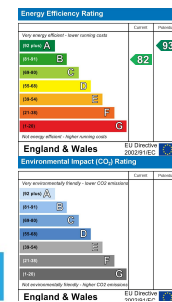


23 Park Gardens, Begelly, Kilgetty, Pembrokeshire, SA68 0AA

- Detached House
- Master En-suite
- Front & Rear Gardens
- Close To Amenities
- Gas Central Heating
- Three Bedrooms
- Beautifully Presented
- Driveway Parking
- Coastal Location
- EPC Rating: B

Offers In The Region Of £300,000

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The Agent that goes the Extra Mile





*****NEW PRICE ON PROPERTY*****
VIRTUAL TOUR AVAILABLE EARLY VIEWING RECOMMENDED...Situating in the popular location of Begelly providing everyday amenities and necessities and short drive to local beaches this beautifully presented detached house offers spacious family accommodation and has been built to a high specification with quality fixtures and fittings that briefly comprises: Entrance Hallway, cloakroom, lounge, kitchen/diner, three bedrooms (Master en-suite) and bathroom. Externally: Nicely maintained front and rear gardens and driveway parking.

LOCATION:
Kilgetty/Begelly is a sought after area north of Saundersfoot. The village boasts shops, 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 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

- Entrance Hallway
 - Cloakroom
 - Lounge
 - Kitchen/Diner
 - FIRST FLOOR
 - Landing
 - Bedroom
 - En-suite
 - Bedroom
- Bedroom
 - Bathroom



DIRECTIONS
From Narberth take the A478 towards Tenby passing through Templeton and into Begelly. Continue along passing the Church on the right , proceed approximately 300 yards until reaching Park Gardens on the left (just before the Shell petrol garage). Turn into Park Gardens and then turn left where number 23 can be found on the right hand side.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.