

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 'C'

HEATING: Gas

ref: ADD/LLE /APR/ 25

TAKEONOK/LLE/01/05/25

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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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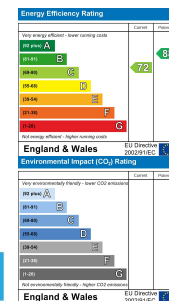


2 Newton Terrace, Kilgetty, Pembrokeshire, SA68 0UR

- Mid-Terrace House
- Sought After Village Location
- Modern Kitchen
- On Street Parking
- UPVC Double Glazing
- Two Bedrooms
- Ideal First Time Buy
- Enclosed Rear Garden
- Gas Central Heating
- EPC Rating: C

£195,000

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The Agent that goes the Extra Mile





This lovely mid-terrace house, is situated in the sought after cul-de-sac of Newton Terrace, Kilgetty. Conveniently located within walking distance to the array of amenities the village has to offer, there is also easy access to public transport links. The property would make an ideal first time buy or investment. Viewing is highly recommended!

Boasting a modern decor throughout, the ground floor accommodation comprises; entrance hall with storage cupboard, a contemporary kitchen, and the living room with French door opening out into the garden. The first floor provides the family bathroom and two bedrooms. Featuring high ceilings on the first floor, which offer ample natural light. The property also benefits from UPVC double glazing and gas central heating.

Externally, there is an enclosed garden also benefiting from rear access. The low maintenance garden which is mainly laid to lawn, also provides a decking area ideal for outside furniture. This space would be great for enjoying the sun, and BBQ's in those summer months. There is also on street parking available.

****AGENT NOTE**** - There is a local covenant restriction. Please contact the Tenby office for more information.

Kilgetty has a number of amenities including a school, shops, railway station, and supermarket. Just a short drive away is the seaside village of Saundersfoot. Located at the foot of a picturesque wooded valley its appeal is due to the superb sandy beaches and the attractive harbour, which provide unrivalled opportunities for water-sports, beach games, and fishing. 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. Kilgetty is a peaceful village in the heart of rural Pembrokeshire, just a few miles from the coastal resorts of Tenby and Saundersfoot, and within easy reach of several other splendid beaches.



DIRECTIONS

From our Tenby Office, head north-west on High St/Tudor Square towards Crackwell Lane. Continue to follow High St. Follow A478. At the roundabout, continue straight onto The Norton/A478. Continue to follow A478 to Kilgetty. At the roundabout take the 3rd exit into the village. Pass under the railway bridge and then turn left onto Ryelands Lane. Pass Oakfield Drive and Mayfield Acres, and then turn right onto Newton Terrace. The property is on the right. What/Three/Words:///quote.teachers.fussy

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