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Energy Efficiency Rating		Current	Target
Very energy efficient: lower running costs			
90-100 A			
80-90 B			
70-80 C			
60-70 D			
50-60 E			
40-50 F			
30-40 G			
20-30 H			
10-20 I			
Below 10 J			
Very energy efficient: higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Current Elemental Impact (CO₂) Rating			
Very environmentally friendly: lower CO ₂ emissions			
90-100 A			
80-90 B			
70-80 C			
60-70 D			
50-60 E			
40-50 F			
30-40 G			
20-30 H			
10-20 I			
Below 10 J			
Not environmentally friendly: higher CO ₂ emissions			
England & Wales			
EU Directive			





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.