

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: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water, Mains Gas

HEATING: Gas

TAX: D

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

ADD/ESL/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**

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70

7AJ

EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk)

TELEPHONE: 01834 845584

01834 845584  
[www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk)

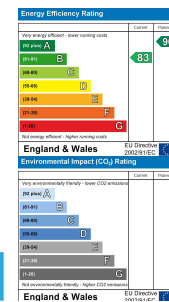


## 5 Newton Heights, Kilgetty, Pembrokeshire, SA68 0ZB

- Detached Bungalow
- Driveway Parking
- Very Well Presented
- Close To Amenities
- Gas Central Heating
- Two Double Bedrooms
- Lovely Views
- Garden To Rear
- Open Plan Lounge/Diner
- EPC Rating: B

**£275,000**

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***The Agent that goes the Extra Mile***



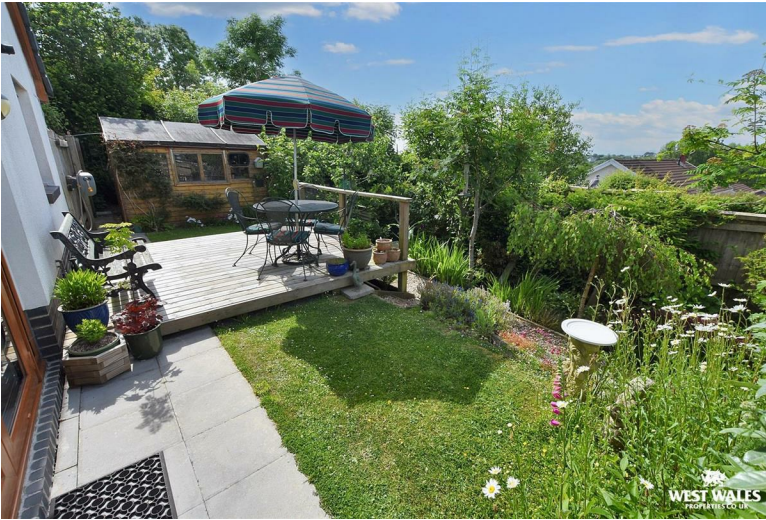


Welcome to 5 Newton Heights, a very well presented detached bungalow located in a sought after cul-de-sac close to amenities in Kilgetty. The layout of the property briefly comprises of an entrance hall, kitchen fitted with modern base and eye level units, open plan lounge/diner, two double bedrooms and a bathroom with a separate shower unit. The property is served by gas central heating and double glazing, and is built with a modern timber frame construction. Decorated with neutral tones, the property has been very well maintained throughout.

Externally, a driveway to the front provides off road parking for two cars, with double gates leading to the rear garden, which has a garden shed, decked seating area, lawn and bedding areas. Lovely views can be enjoyed to the South and East, of the surrounding countryside and of Begelly church.

A fantastic retirement property, first time buy or second home. Viewing is highly recommended!

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

Leaving the Tenby office follow the A478 to the New Hedges roundabout. Take the first exit taking you through Wooden and Pentlepoir, following the road down the hill until you reach the roundabout. Take the 2nd exit and enter the next roundabout, taking the 3rd exit into Kilgetty. Take the first left then turn right onto to James Park. Turn right into Newton Heights and number 5 will be found on the right-hand side. What/Three/Words://///encoding.dented.starred

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.