

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 Gas, Mains Water, and Mains Sewer. 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.

HEATING: Gas

TAX: C

ADD/ESL/06/25/

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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

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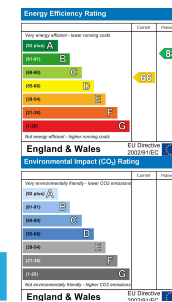


3 Newton Terrace, Kilgetty, Pembrokeshire, SA68 0UR

- Mid Terrace House
- Beautifully Presented
- Downstairs WC And Utility Room
- Shower Room
- Fantastic First Time Buy
- Two Double Bedrooms
- Open Plan Kitchen/Diner
- Close To Amenities
- Gas Central Heating
- EPC Rating: D

Offers In Excess Of £210,000

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The Agent that goes the Extra Mile





3 Newton Terrace is a beautifully presented mid terrace house located in a popular residential area close to Kilgetty centre, where there are many everyday amenities including a supermarket, post office and public transport links. The property has been significantly updated by the current vendors boasting a contemporary and fresh interior, whilst the exterior retains the original red brick giving traditional charm. The layout of the property briefly comprises of an entrance area leading through to an open plan kitchen/diner with feature panelling and modern fitted kitchen. An adjoining utility room with WC offers practical space for domestic appliances. The living room boasts French doors to the garden, a feature fireplace (not currently in operation) and stairs to the first floor. On the first floor are two well proportioned bedrooms and a shower room. The property is served by double glazing and gas fired central heating.

Externally, to the front is a pretty courtyard which is gated for security. To the rear is a beautifully tended patio seating area leading on to an artificial lawn for easy maintenance. A pedestrian gate leads to a footpath at the rear, for convenient access to the garden.

A must see property!

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. Follow the road passing underneath the bridge for the railway line. Turn left onto Ryelands Way and then turn right onto Newton Terrace, where number 3 will be found on the right hand side.

What/Three/Words:///zoned.apples.handsets

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