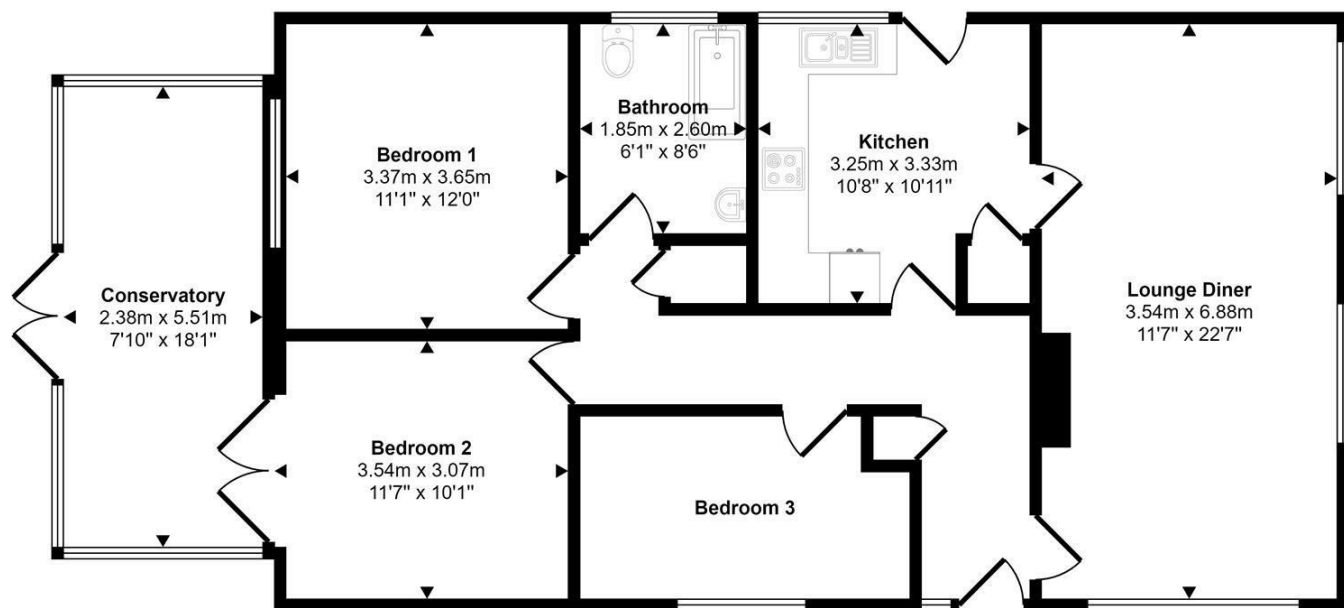


Approx Gross Internal Area
101 sq m / 1083 sq ft



Floorplan

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 ' E '

ref: AJL / LLT / 04 / 24/OK These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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.

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

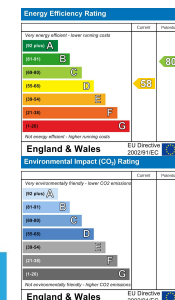


19 James Park, Kilgetty, Pembrokeshire, SA68 0YD

- Detached Bungalow
- Three Bedrooms
- Rear Lawned Garden
- Detached Garage
- Gas Central Heating
- Living/Dining Room
- Conservatory
- Driveway Parking
- Walking Distance to Local Amenities
- EPC Rating D

O.I.R.O £280,000

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The Agent that goes the Extra Mile



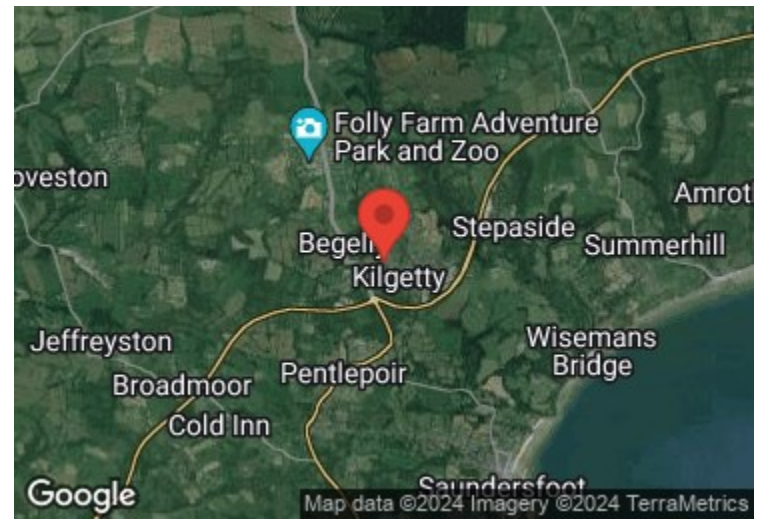
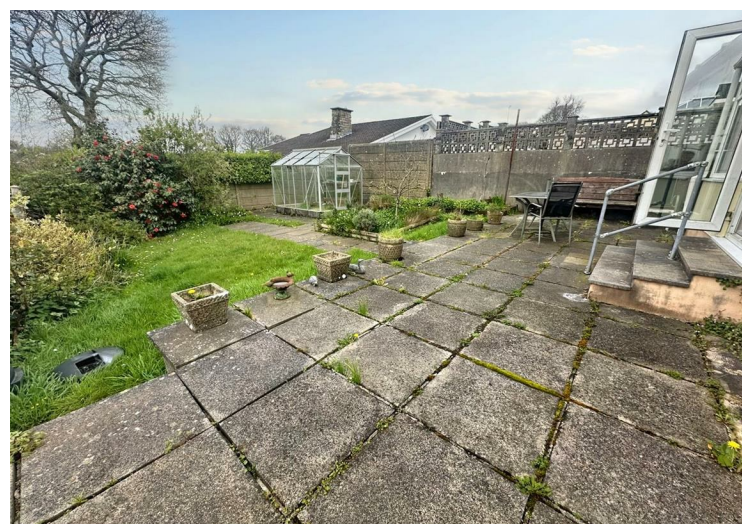


An opportunity to purchase this detached bungalow situated in James Park, Kilgetty within walking distance to a local Co-Op, Post Office and Kilgetty Sports Club. The property, which is in need of some modernising offers a hallway with a storage cupboard, an open living/dining room which leads through to the kitchen, fitted with a range of units and has side access to the garden. The home offers two double bedrooms, one providing access to the conservatory which overlooks the rear garden, a further single bedroom and a family bathroom.

Externally, to the front of the property there is driveway parking, alongside a raised flower bed and a detached garage, with a side gate leading to the garden. The garden is laid over two levels, offering a paved seating area to the top which can be accessed via both sides of the property and through the conservatory, with steps leading down to the lawned area. The bottom level has a paved area, with a greenhouse and raised beds to the right.

Viewing is highly recommended to appreciate what this home has to offer.

Kilgetty has a number of amenities including a school, shops, bus stop and railway station, supermarket and amenities. Just a short drive is the pretty harbour village of Saundersfoot. 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. and the pretty seaside resort of Amroth.



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 turn on to James Park. The property is the third on your left.

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