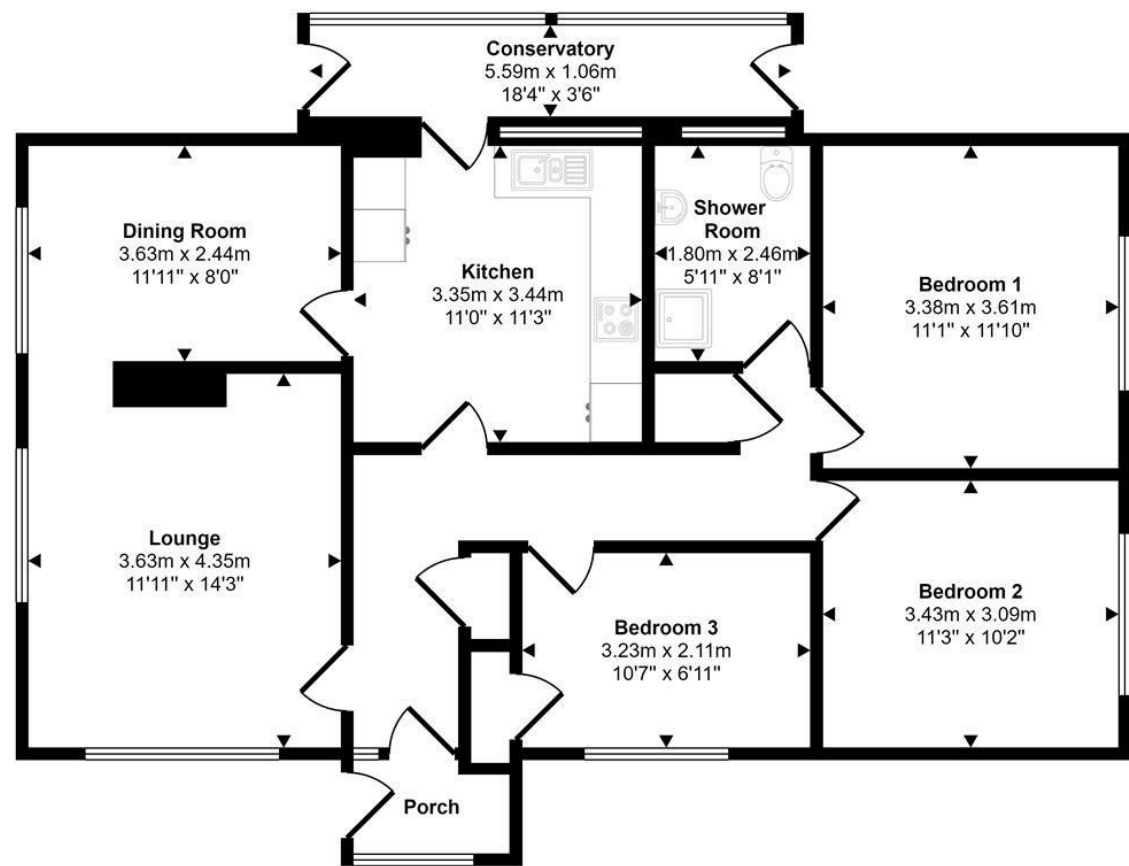


Approx Gross Internal Area
97 sq m / 1042 sq ft



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'
HEATING: GAS

ref: ADD/LLE/NOV/ 23
TAKEONOK/LLE/15/11/23

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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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

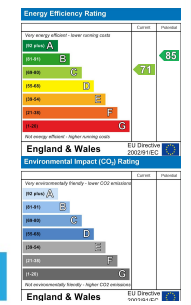


12 James Park, Kilgetty, Pembrokeshire, SA68 0YD

- Detached Bungalow
- Living Room
- Modern Kitchen
- Front And Rear Garden
- Driveway Parking With Garage
- Three Bedrooms
- Formal Dining Room
- Family Shower Room
- Village Location
- EPC Rating: C

Offers In The Region Of £320,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile





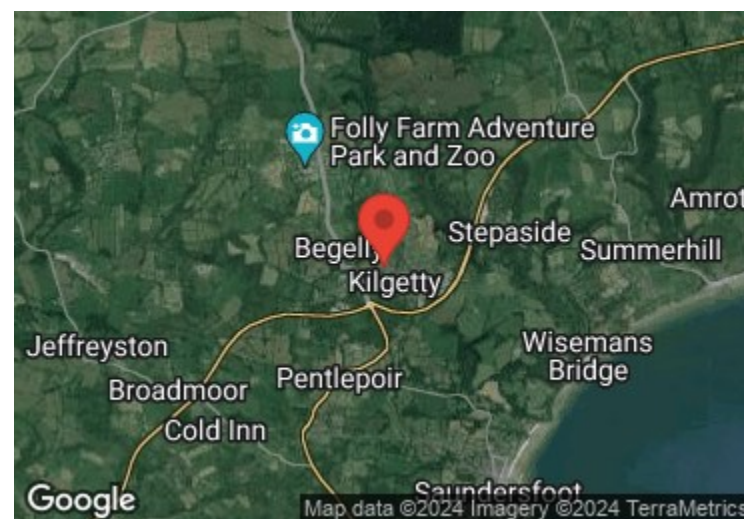
This well presented detached bungalow is situated in the highly desirable Cul-De-Sac of James Park in village of Kilgetty. The property is within walking distance to an array of amenities including local shops, a pharmacy and school, so would be the ideal setting for a family.

The accommodation of the property comprises of a entrance porch, living room with fireplace which leads around the a formal dining room area, shaker style kitchen/dining room which is fitted with a range of modern appliances, three bedrooms and a family shower room. The property also benefits from a lean too to the side of the kitchen which provides extra storage space and access to both the front and rear garden. An airing cupboard in the hallway also houses the gas Valiant boiler.

Externally, to the front of the property there is driveway parking with a detached garage which provides off parking for multiple cars. There is also a low maintenance garden area which is mainly gravelled and bordered by a variety of plants and shrubbery. The rear garden also offers a patio space ideal for an additional outside seating and entertainment area, another gravelled area and also houses a garden shed.



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 the Tenby office take High Street to The Norton/A478 out of Town. At the roundabout, take the 2nd exit onto Narberth Rd/A478. Continue to follow the road for approx 1.4 miles. At the roundabout, take the 1st exit onto A478. Follow the A478 towards Kilgetty. At the roundabout, take the 2nd exit and stay on A478, and then at the next roundabout, take the 3rd exit onto Carmarthen Road. Turn left onto James Park and then take a right, the property will be located on the right hand side. What/Three/Words:///streetcar.sectors.grab

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