

Approx Gross Internal Area
164 sq m / 1979 sq ft



Ground Floor Approx 71 sq m / 762 sq ft
First Floor Approx 64 sq m / 691 sq ft
Second Floor Approx 49 sq m / 526 sq ft

Denotes head height below 1.5m
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 'D'
HEATING: Gas/ Underfloor heating

ref: ADD/LLE/MAY/ 24
TAKEONOK/18/05/24/LLE
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

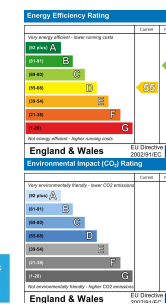


Free Gardeners Hall Carmarthen Road, Kilgetty, Narberth, Pembrokeshire, SA68 0UJ

- Semi-Detached House
- Two Reception Rooms
- Four Bedrooms
- Driveway Parking With Garage
- Ideal Family Home
- Original Character Features
- Underfloor Heating
- Ample Storage Throughout
- Sought After Village Location
- EPC Rating: D

Offers In Excess Of £325,000

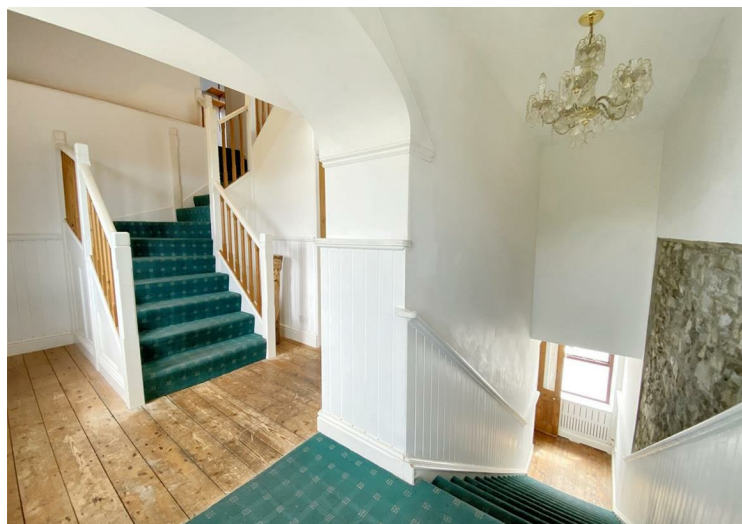
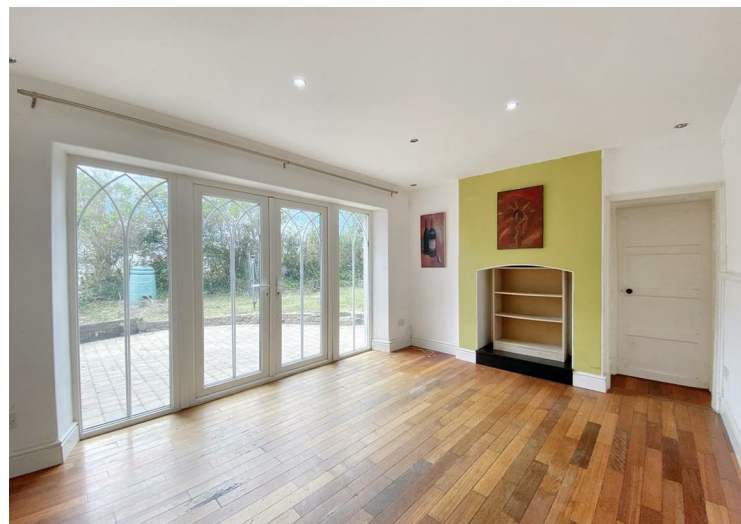
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584

The Agent that goes the Extra Mile





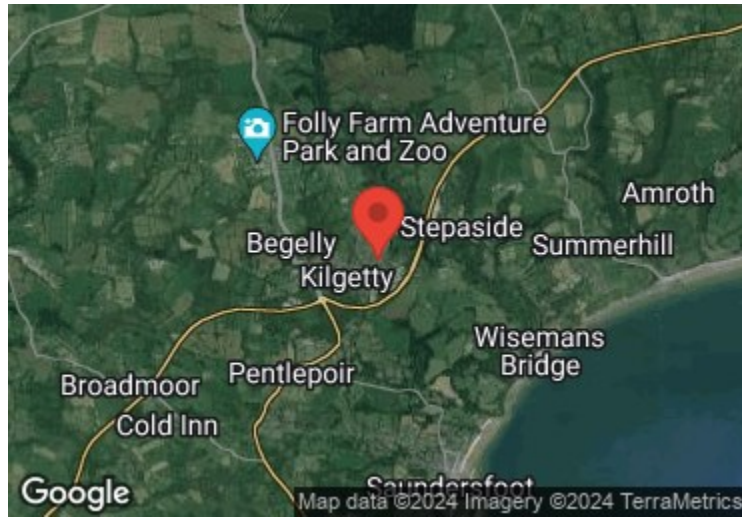
We are delighted to offer this character semi-detached house, situated in the highly sought after village of Kilgetty. Formally the village hall, the property captures aspects of original features throughout, including beautiful pine flooring, and exposed beams. The property is within walking distance to an array of village amenities including a Co-Op, pharmacy and primary school, so would make the ideal family home.

The ground floor accommodation comprises; entrance hallway, living room with character fireplace, and a feature fish tank which can also be seen in the kitchen. Fitted with a range of units, the kitchen flows through into an additional reception room, which overlooks the garden. The rear of the property provides a storage room with a downstairs W/C, which could be utilised as a utility room. The first floor which is access via a grand stairwell provides; two double bedrooms including the master with walk in wardrobe and en-suite, and the main family bathroom. The second floor accommodates two further double bedrooms, which both provide ample storage space. The property benefits from gas central heating and double glazing.



Externally, there is driveway parking and a garage to the front of the property, providing ample off road parking for up to four cars. A side gate also provides access to the rear. The garden houses a patio, decking, and lawned area, which provides ample space for outside seating.

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. You are also close by to the historic harbour town of Tenby with its idyllic sandy beaches, and famous championship golf course.



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. Continue through village passing under the railway bridge, and the property will be located on the left hand side before the school. What/Three/Words:///exam.universes.sport

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