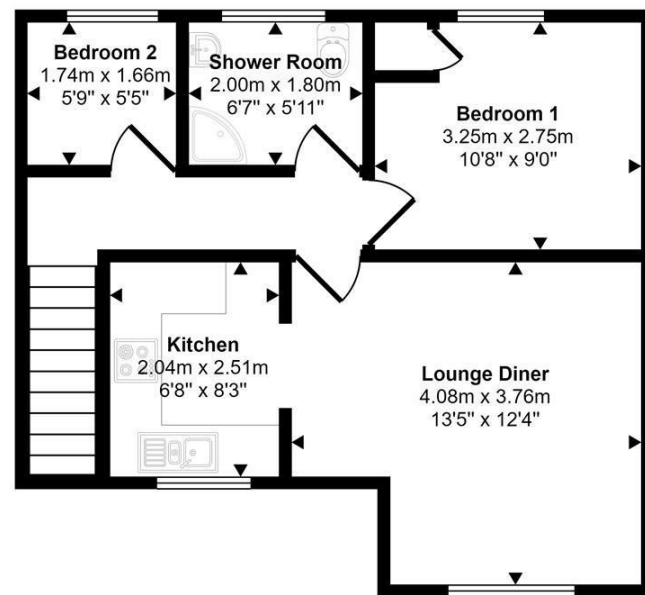


Approx Gross Internal Area
42 sq m / 457 sq ft



First Floor

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 Leasehold
LENGTH OF LEASE: 99 years with 66 remaining
ANNUAL GROUND RENT: £75
GROUND RENT REVIEW PERIOD: [33 years]
ANNUAL SERVICE CHARGE AMOUNT: £ 506 [year] 1/9th of total expenditure
SERVICE CHARGE REVIEW PERIOD: [year / month]

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'B'

ref:ADD/LLE /AUG/ 24
TAKEONOK/29/08/24/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

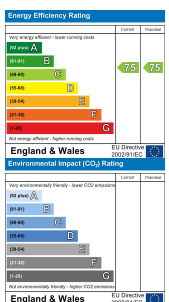


8 Oak Tree Court Oakfield Drive, Kilgetty, Pembrokeshire, SA68 0UQ

- First Floor Apartment
- Living/Kitchen/Diner
- Communal Gardens
- Ideal First Time Buy
- Close To Amenities
- Leasehold (99 Years With 66 Remaining)
- Allocated Parking Space
- Electric Heating
- Village Location
- EPC Rating: C

£125,000

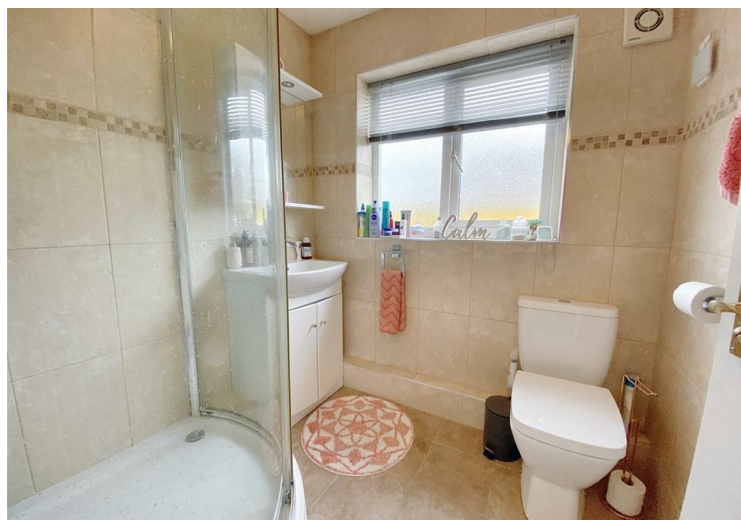
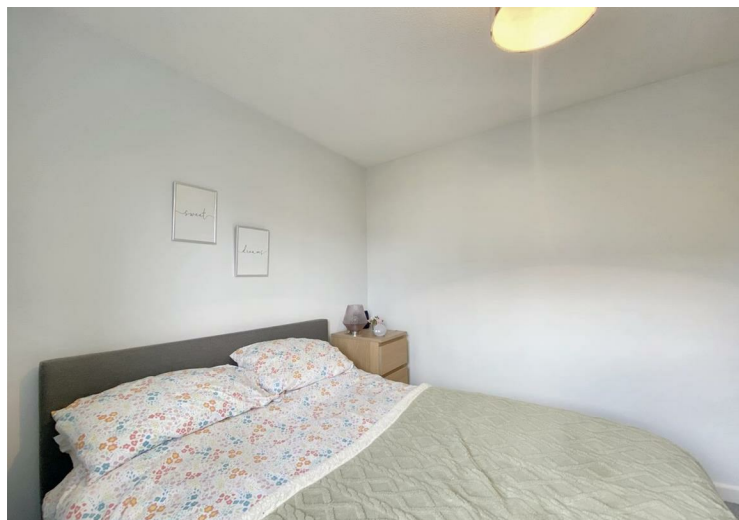
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The Agent that goes the Extra Mile





Welcome to this leasehold apartment located on Oakfield Drive, in the popular village of Kilgetty. Situated on the first floor, this purpose-built flat boasts a modern design throughout. Within walking distance to the amenities the village has to offer including primary school, local shops, pharmacy, there is also easy access to public transport with a railway station close by.

Upon entering, you are greeted by a porch area with stairs leading up to the first floor. The accommodation comprises; open plan living area that seamlessly combines the kitchen and dining space, perfect for entertaining guests or simply relaxing after a long day. With one bathroom, and one cosy bedroom, there is also a dressing/study that could also be used as additional accommodation with a customised bed. The property would be ideal for first-time buyers looking to step onto the property ladder.

Externally, on approach to the property there is a paved pathway leading up to the front door. The property is located within communal grounds with a communal garden area to the rear. This apartment also comes with allocated parking, ensuring you never have to worry about finding a space after a busy day out.

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. Follow the road passing underneath the bridge for the railway line. Turn left onto Ryelands Way and then turn right onto Oakfield Drive. The property will be on the left hand side.
What/Three/Words:///noticing.marinated.steams

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