

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

ref: ADD/LLE/SEPT 24

TAKEONOK/26/09/24

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.

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

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

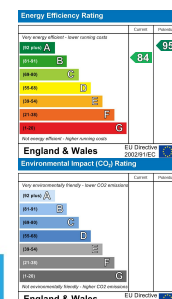
EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006



16 Meadow Gardens, Kilgetty, Pembrokeshire, SA68 0AD

- Detached House
- Contemporary Design
- Garden Room With Electricity
- Sought After Village Location
- Ample Driveway Parking
- Three Bedrooms (Master With En-Suite)
- Utility Room
- Cul-De-Sac
- Gas Central Heating
- EPC Rating: B



Offers In Excess Of £300,000

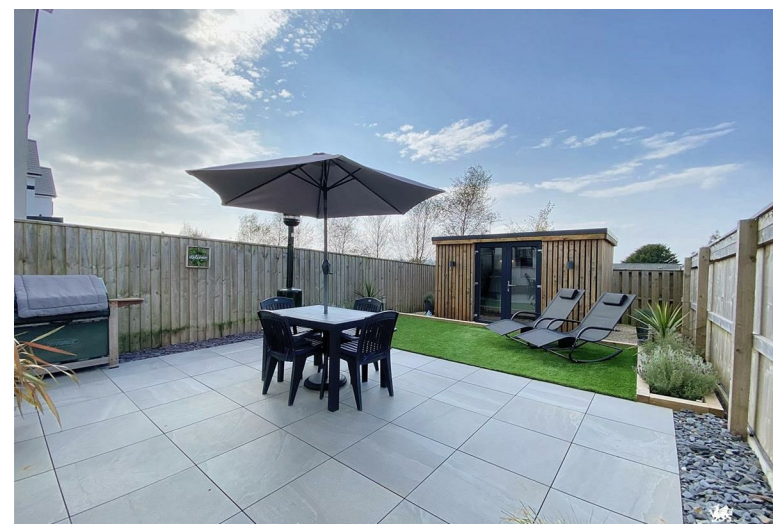
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The Agent that goes the Extra Mile



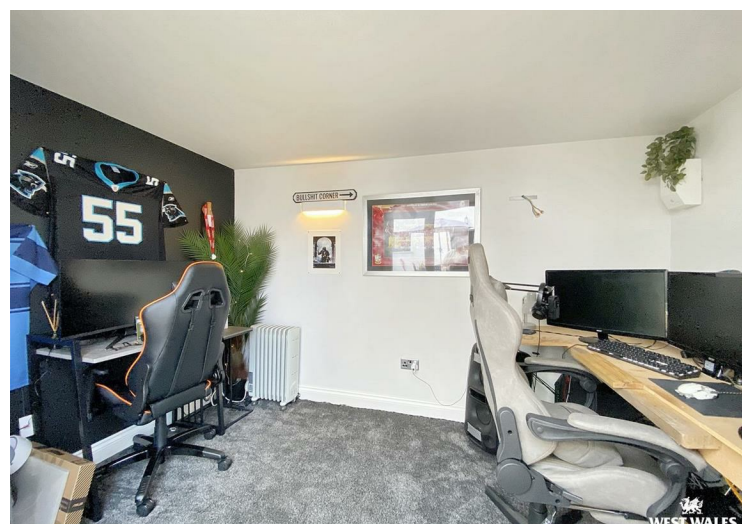
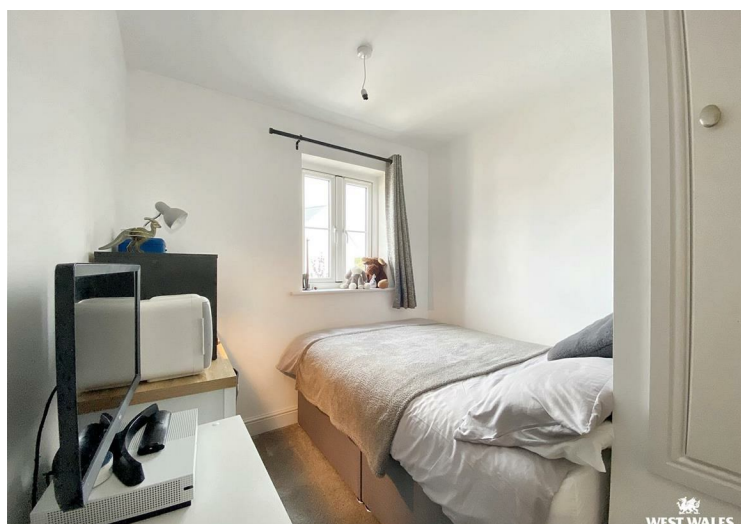


We are excited to offer this immaculately presented new build detached house, situated within the highly sort after cul-de-sac of Meadow Gardens, Kilgetty. The property is located within walking distance to the village school, and a variety of amenities including local convenience store and pharmacy. With its contemporary finish and designed for modern living, the property would make an ideal family home. The accommodation of the property comprises of; entrance hallway with downstairs w/c, living room, open plan kitchen/diner with marble effect work tops. The kitchen is fitted with a range of modern appliances, and leads through into the utility room. There are also patio doors which open out onto the rear garden. The first floor provides the master with en-suite, two further bedrooms and the family bathroom. The property benefits from a neutral decor throughout and is fitted with gas central heating!

Externally, the property is situated in a cul-de-sac position, and provides ample driveway parking to the side. There is a low maintenance area to the front with a pathway leading to front door. The rear offers an enclosed mainly lawned garden with a patio area, a garden room ideal for an office space, and has gated access to the driveway.



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, fishing and simply messing about in boats. 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 South Pembrokeshire, just a few miles from the coastal resorts of Tenby and Saundersfoot.



DIRECTIONS

From Tenby office take the A478 out of Tenby. At the roundabout, take the 2nd exit onto Narberth Rd/A478. Follow the road and at the next roundabout, take the 1st exit onto A478. Continue to follow the A478 to Kilgetty for approx 2.9 miles. At the roundabout, take the 2nd exit and stay on A478 and then at the next roundabout, take the 3rd exit onto Carmarthen Road. Continue through Kilgetty passing under the railway bridge. Take a right hand turn on Meadow Gardens just before the school and follow the road around. The property will be located on the right hand side. What/Three/Words:///batches.rhino.spillage

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