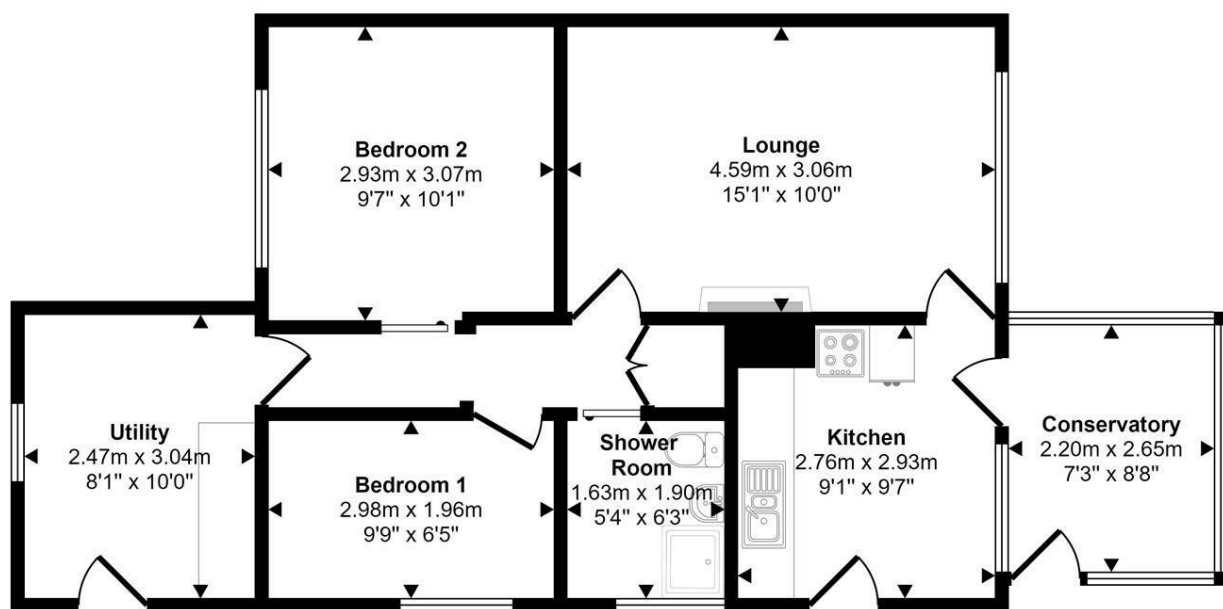


Approx Gross Internal Area
61 sq m / 656 sq ft



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: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water

HEATING: gas

TAX: D

LLT/ESL/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

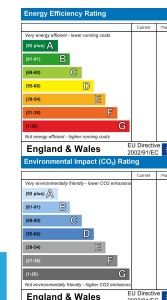


6 Hill Rise, Kilgetty, Pembrokeshire, SA68 0QS

- Detached Bungalow
- Off Road Parking
- Double Glazing
- Low Maintenance Gardens
- Close To Amenities
- Two Bedrooms
- Gas Central Heating
- Conservatory To Front
- Detached Single Garage
- EPC Rating: TBC

Offers Around £215,000

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The Agent that goes the Extra Mile





An opportunity to purchase this detached bungalow in Hill Rise, conveniently located for amenities and public transport links. The property would benefit from some modernisation presenting the opportunity to put your own stamp on it, and comes with the appeal of no onward chain! The layout of the property briefly comprises of a conservatory, kitchen/breakfast room, lounge/diner, two bedrooms, utility room and shower room. The property is served by double glazing and gas central heating.

Externally, the property enjoys gardens to the front, side and rear which are laid to decorative stone for easy maintenance. A driveway provides off road parking leading on to the detached single garage.

This property presents itself as an excellent option for a first time buyer, investor or for someone who is looking to downsize for retirement. Viewing is highly recommended!

Kilgetty has a number of amenities including a school, shops, railway station, supermarket and amenities. Just a short drive 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. Jeffreyston is a peaceful village in the heart of rural South Pembrokeshire, just a few miles from the coastal resorts of Tenby and Saundersfoot, and within easy reach of several other splendid beaches.



DIRECTIONS

From our Tenby Office proceed northwards towards Saundersfoot and Kilgetty on the A478 Narberth Road for approximately 4 miles. Pass the turning for Saundersfoot and the chinese restaurant and follow the road town the hill. At the bottom of the hill take the left-hand turn onto Hill Rise, and proceed up the cul-de-sac, where number 6 will be found on your right-hand side. What3wrods: summaries.fragments.minivans

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