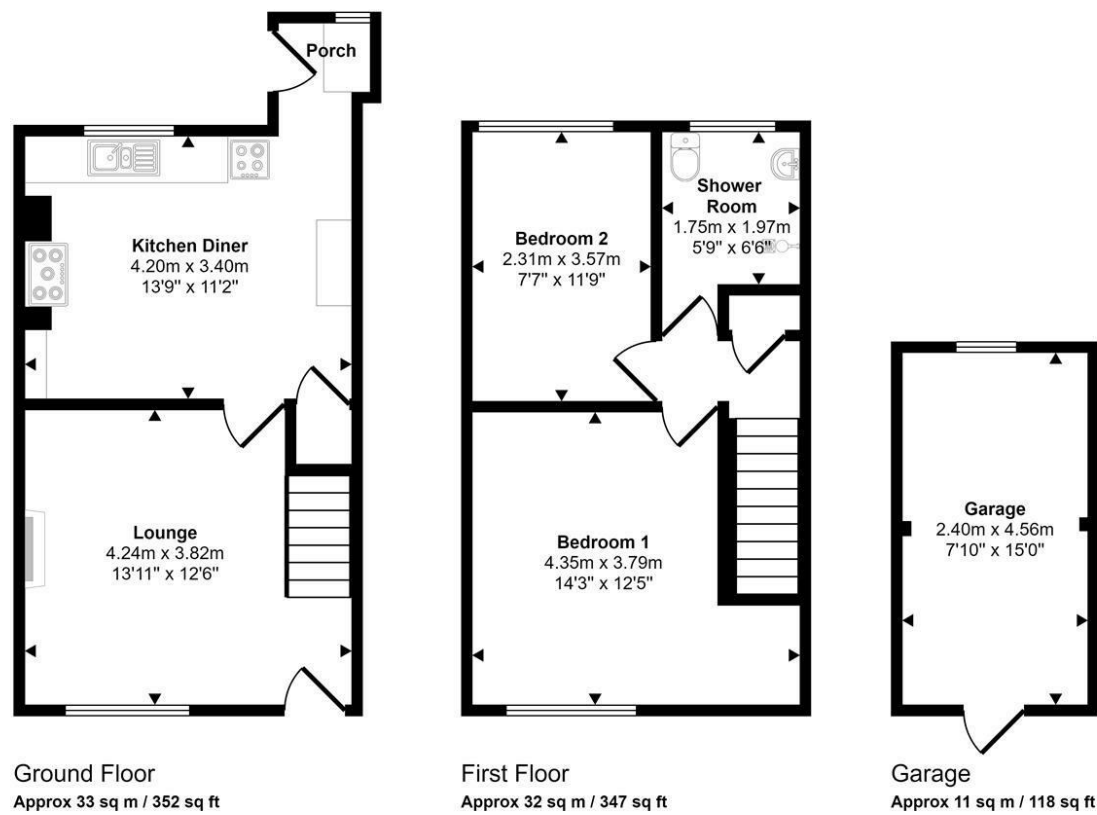


Approx Gross Internal Area
76 sq m / 817 sq ft



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: oil
TAX: B

We would respectfully ask you to call our office before you view this property internally or externally

LLT/ESL/10/24/DRAFT

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

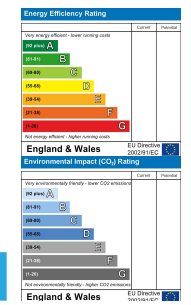


2 Broadmoor Cottage Broadmoor, Kilgetty, Pembrokeshire, SA68 0RJ

- Mid-Terrace Cottage
- Garden To Rear
- Popular Village Location
- Oil Fired Rayburn
- Accessible Shower Room
- Two Double Bedrooms
- Workshop And Outbuildings
- Vehicular Access To Rear
- No Onward Chain
- EPC Rating TBC

Offers Around £210,000

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The Agent that goes the Extra Mile





A fabulous opportunity to purchase a quaint two bedroom terraced cottage in the popular residential area of Broadmoor, close to Kilgetty, Saundersfoot and the A477 link to Carmarthen. The property would benefit from modernisation, allowing you to really make it your own!

The layout of the property briefly comprises of a lounge, a kitchen/diner centered around an oil fired rayburn, and a rear porch/utility area. On the first floor is disabled friendly shower room, and two double bedrooms.

To the rear of the property, the garden is accessed across the shared lane at the rear, which provides vehicular access to the detached workshop. There is a pretty lawned garden with further outbuildings for storage. To the front is a gated courtyard separating the front door from the pavement. With the added appeal of no onward chain, this is the perfect investment or first time buy!

The popular village of Broadmoor lies just off the A477 road and is convenient to the popular coastal resorts of Tenby and Saundersfoot. Broadmoor is set in a rural location and benefits from a village pub and regular bus service. Kilgetty is just a short drive away with its shops, railway station and amenities.



DIRECTIONS

From the roundabout at Kilgetty head along the A477 signposted towards Pembroke Dock and follow the road until you reach the crossroads at Broadmoor. Take the right-hand turn signposted towards Jeffreyston and proceed along the road where you will find the terrace of Broadmoor Cottages on your right. Number 2 is at the far end. What3Words: zoos,swung,rosier

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