

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

ref: AD / LLT / 09 / 22/DRAFTtakeonok
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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

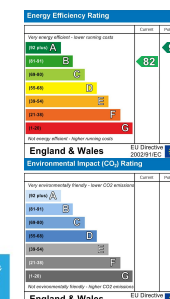


34 Newton Fields, Kilgetty, Pembrokeshire, SA68 0ZA

- Detached Bungalow
- Master with En-Suite
- Neutral Decor
- Driveway Parking
- Close to Local Amenities
- Open Plan Kitchen/Diner
- Three Bedrooms
- Rear Garden
- Cul-de-Sac Location
- EPC Rating B

Price £270,000

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The Agent that goes the Extra Mile



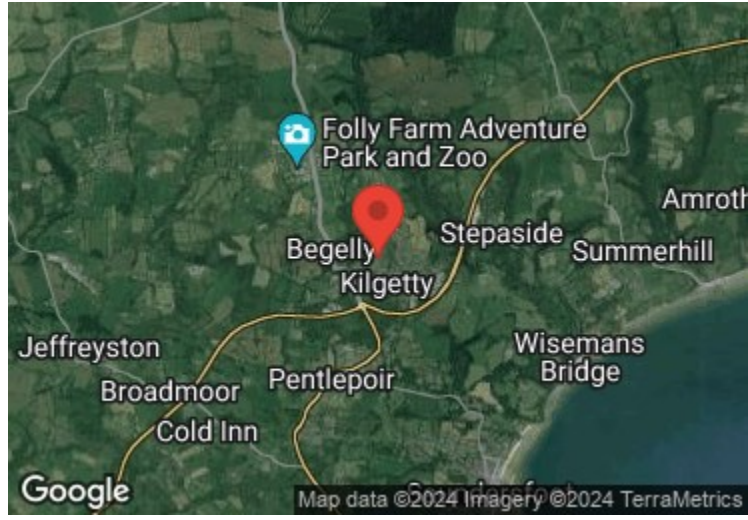
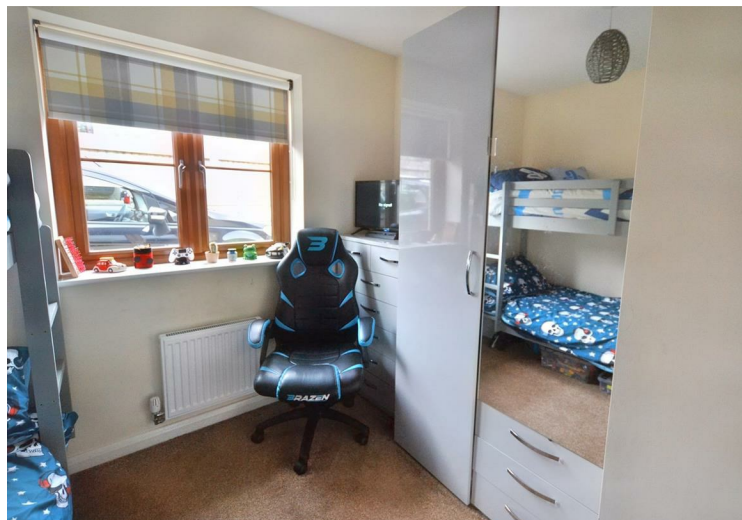
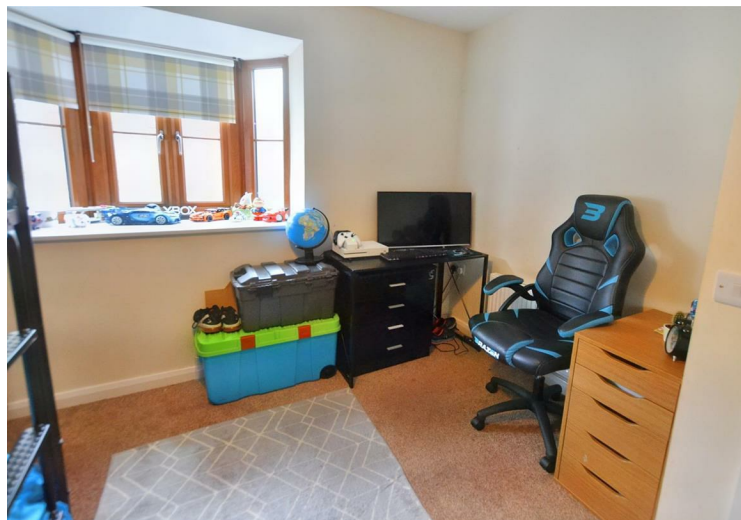


This well presented detached bungalow is situated in the popular cul-de-sac of Newton Fields, built in 2018 within walking distance to local shops, public transport stations and pubs. The accommodation comprises; entrance hall, living room with French doors out to the garden, open plan kitchen/diner fitted with a range of modern units, master bedroom with en-suite, two further bedrooms and a bathroom. The property benefits from a neutral decor throughout and gas central heating.

Externally, to the side of the property there is driveway parking two vehicles, with side access to the rear garden. The rear garden is mainly laid to lawn, with a paved area wrapping around the house. The left corner is laid with decking, making a lovely seating area. Viewing is highly recommended to appreciate the size and location of this lovely home.



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. Take the first left turn on to James Park, then right left towards Newton Fields, turn left then right again and the property is the second on your left. WHAT 3 WORDS - bookshop / riots / respects

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