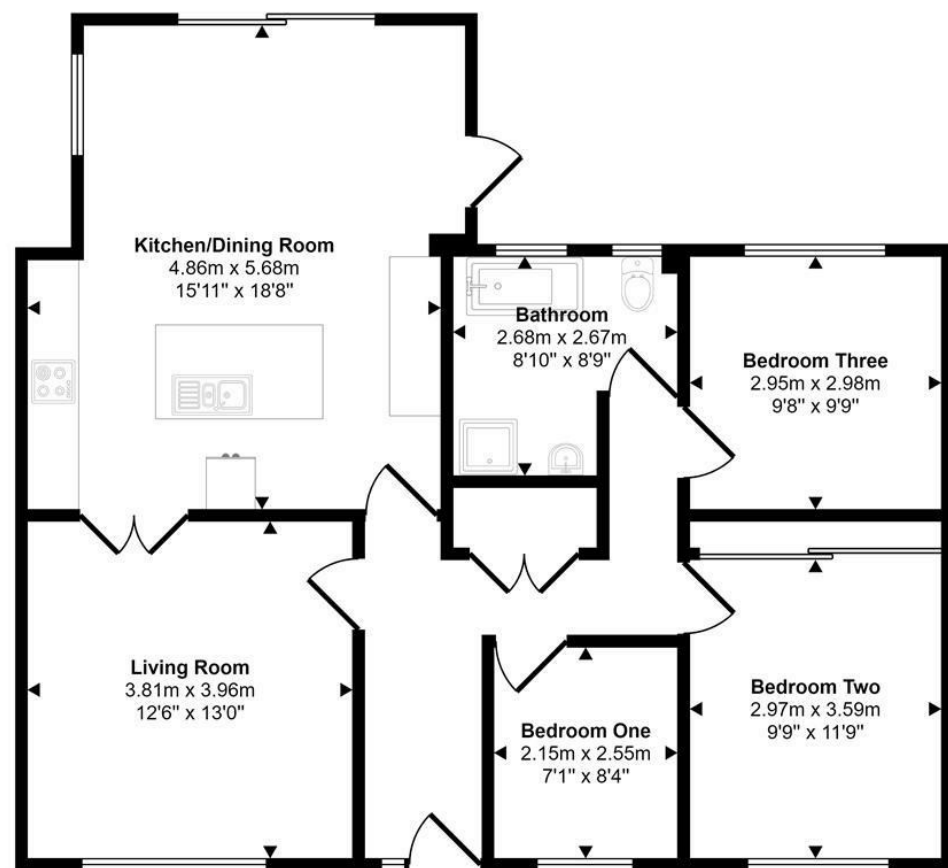


Approx Gross Internal Area
89 sq m / 956 sq ft



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: 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 /SEP / 23
TAKEONOK/18/10/23/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

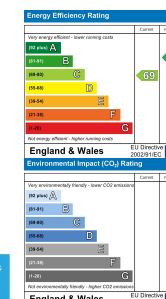


4 Mayfield Acres, Kilgetty, Pembrokeshire, SA68 0UW

- Detached Bungalow
- Open Plan Kitchen/Dining Room
- Neutral Decor
- Enclosed Rear Garden
- Village Location
- Well Presented
- Contemporary Family Bathroom
- Driveway Parking With Garage
- Corner Plot
- EPC Rating: C

Offers In The Region Of £275,000

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The Agent that goes the Extra Mile





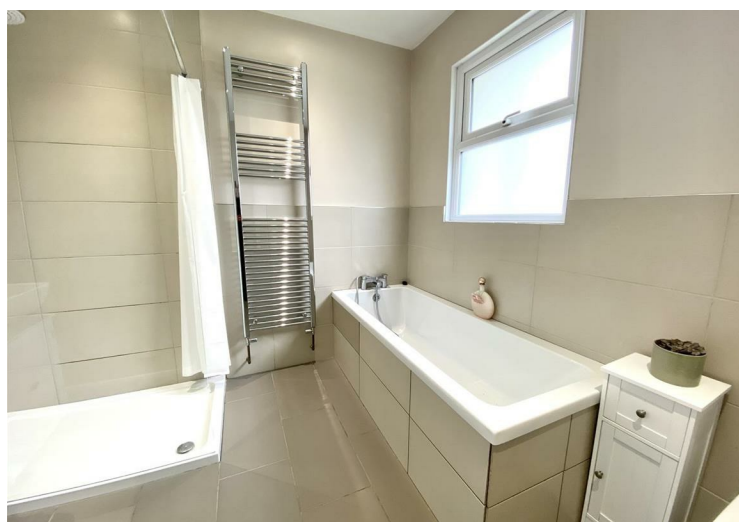
We are excited to offer this well presented detached bungalow situated in a corner plot location, in the sought after Cul-De-Sac of Mayfield Acres. Located in the village of Kilgetty you are within walking distance to local shops, public house and school, with the popular harbour towns of Saundersfoot and Tenby just a short drive away.

The accommodation of the property comprises of an entrance hallway, living room with double doors opening into modern extension which houses the kitchen/dining room. The shaker style kitchen is fitted with a range of modern appliances with an island and provides ample space for dining/entertainment area, with sliding patio doors opening onto rear garden. The property provides three bedrooms, one of which is fitted with wardrobes, and a contemporary family bathroom. The property benefits from neutral decor throughout and is fitted with gas central heating!

Externally, to the front of the property there is driveway parking with garage, which provides off road parking for up to two vehicles. There is also a lawned area and pathway that runs alongside the driveway leading to the front door of the property. To the rear, there is a enclosed mainly lawned garden with patio area.



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, and fishing. 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 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, head north-west on High St/Tudor Square towards Crackwell Ln. Continue to follow High St. Follow A478. At the roundabout, continue straight onto The Norton/A478. Continue to follow A478. At the roundabout, take the 2nd exit onto Narberth Rd/A478. At the roundabout, take the 1st exit onto A478. Take Carmarthen Rd to Mayfield Acres in Kilgetty. At the roundabout, take the 3rd exit. Turn right onto Carmarthen Rd. Turn left onto Ryelands Ln. Turn right onto Mayfield Acres and bear right. The property is located on a corner plot on the righthand side.
What/Three/Words:///failed.hydrant.worked

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