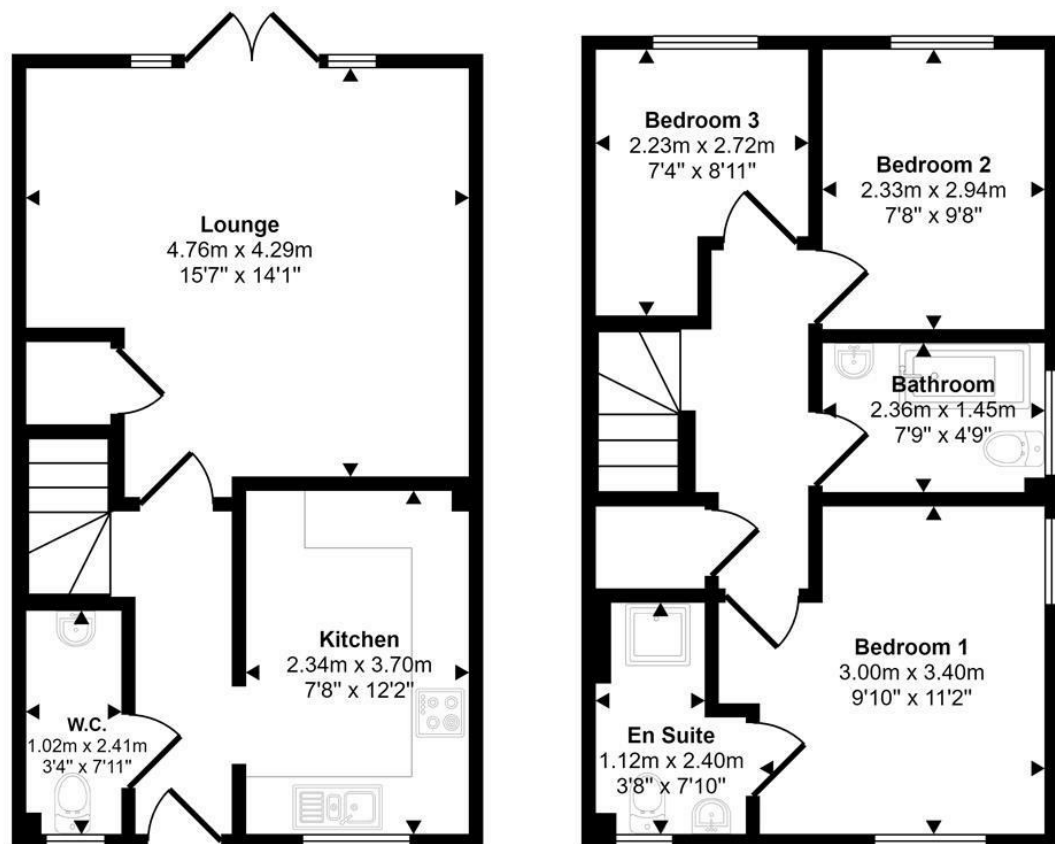


Approx Gross Internal Area  
77 sq m / 826 sq ft



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: 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/JAN/ 24  
TAKEONOK/31/01/24/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](mailto:tenby@westwalesproperties.co.uk)  
TELEPHONE: 01834 845584

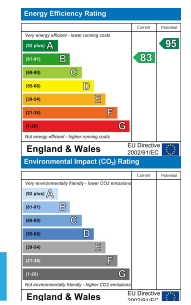


**10 Newton Heights, Kilgetty, SA68 0ZB**

- Semi-Detached House
- Living/Dining Room
- Master With En-Suite
- Enclosed South Facing Garden
- Immaculately Presented
- Contemporary Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway Parking
- EPC Rating: B

Offers In Excess Of £250,000

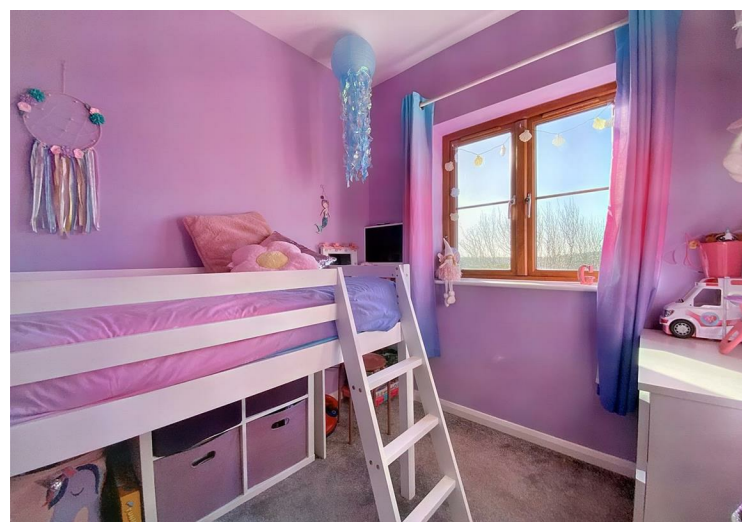
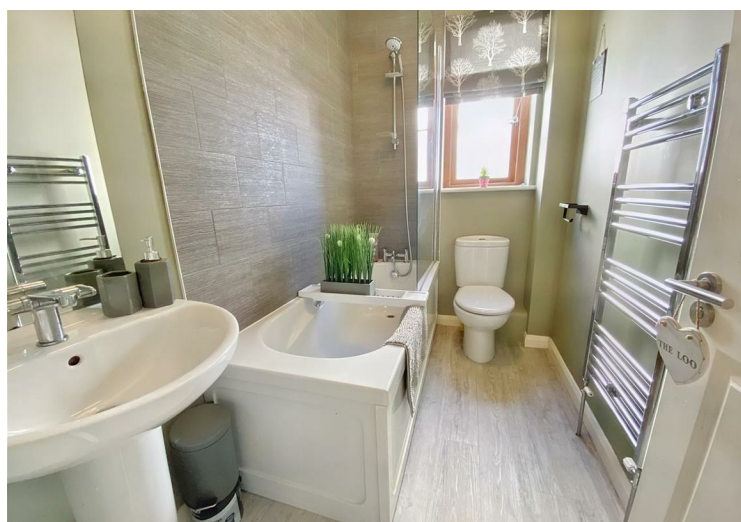
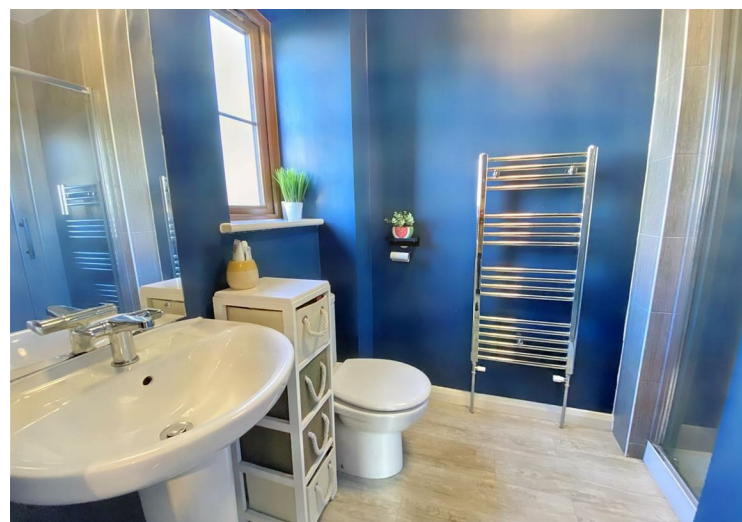
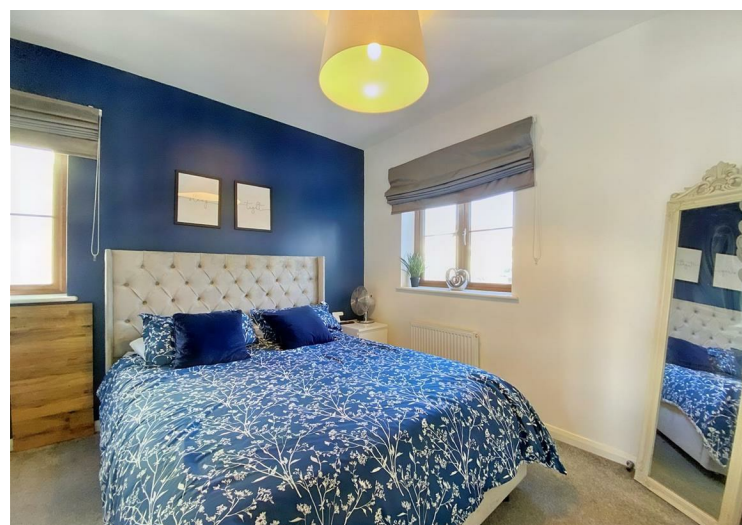
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ  
EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk) TELEPHONE: 01834 845584

**The Agent that goes the Extra Mile**





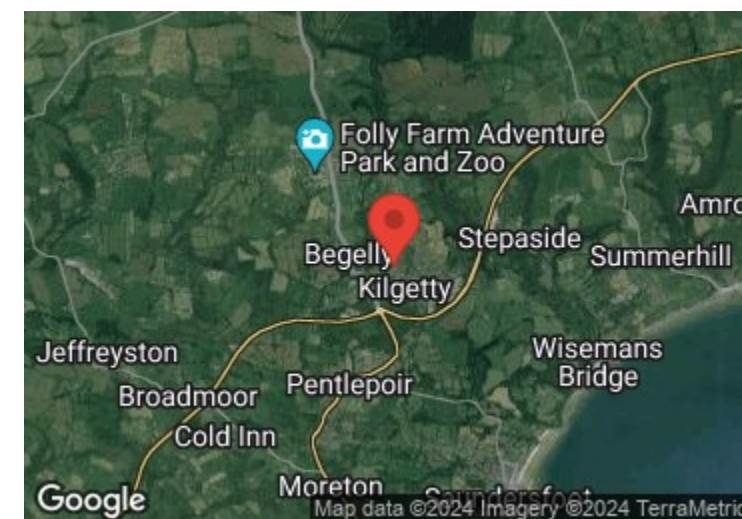
This immaculately presented semi-detached house is situated in the highly desirable cul-de-sac of Newton Heights in Kilgetty. Located within walking distance to all the amenities the village of Kilgetty has to offer, the property would make the ideal family. There are local shops, a pharmacy, primary school, and the village also benefits from easy access to public transport links with its own train station.

The accommodation of the property comprises of entrance hallway with downstairs cloakroom, contemporary kitchen fitted with a range of modern appliances, open plan living/diner with double patio doors open out onto the rear garden. This space is ideal for modern family living and offers flexible accommodation. The first floor provides a landing area with storage cupboard, a family bathroom, and three bedrooms, including master with en-suite shower room. The property benefits from ample storage throughout, and is on all main services with gas central heating.

Viewing is highly recommended to appreciate all the property has to offer!

Externally, the property is located on a private road with driveway parking for multiple vehicles to the front of the property. There is a paved pathway leading up to the front door, and also has side access to the rear enclosed south facing garden, providing easy access. The garden offers a paved patio area which is great space for outside seating, Astro turf lawn, and decking area.

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. You are also close by to the historic harbour town of Tenby with its idyllic sandy beaches, and famous championship golf course.



#### 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 bear right onto Newton Heights. The property is located straight ahead on the right hand side.  
What/Three/Words:///mingles.siblings.fabricate

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.