

Total area: approx. 75.0 sq. metres (806.8 sq. feet)

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'
HEATING: Gas

ref: HC/LLE /MAR/24
TAKEONOK/11/04/24/LLE

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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

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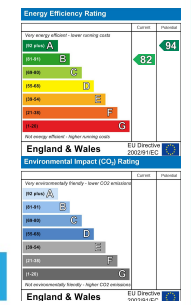


35 Newton Heights, Kilgetty, SA68 0ZB

- Detached Bungalow
- Open Plan Kitchen/Diner
- Master With En-Suite
- Village Location
- No Onward Chain
- Three Bedrooms
- Living Room
- Family Bathroom
- Driveway Parking
- EPC Rating: B

Offers In Excess Of £280,000

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The Agent that goes the Extra Mile

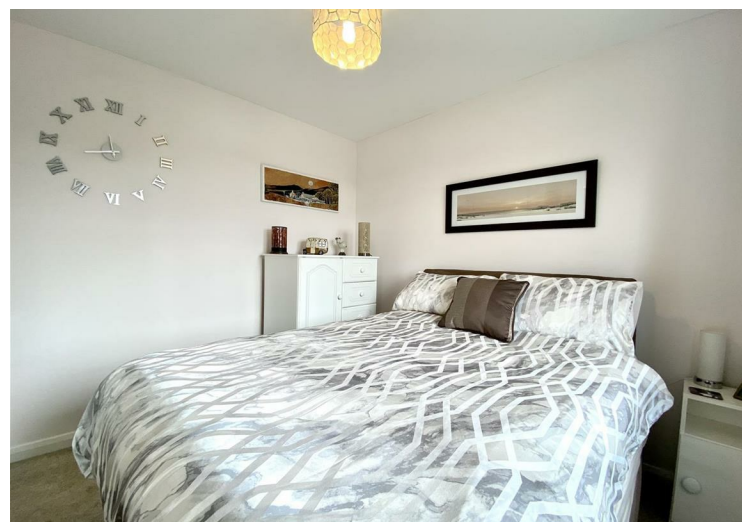




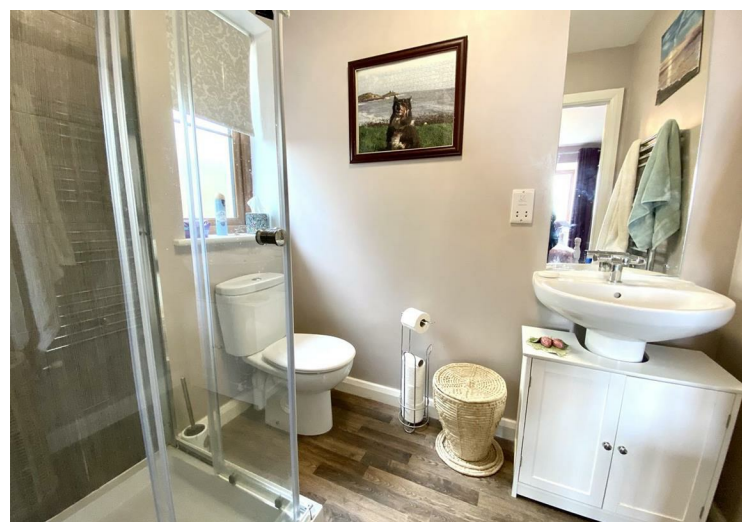
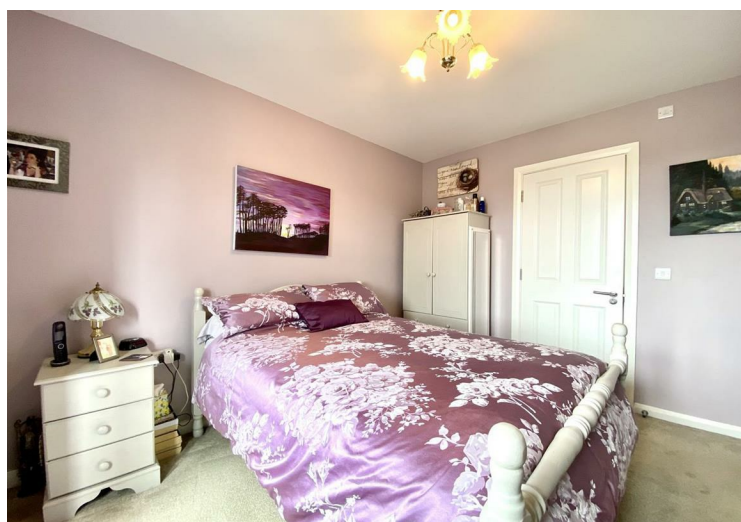
This beautifully presented detached bungalow is situated in the highly desirable cul-de-sac of Newton Heights. Located within walking distance to all the amenities Kilgetty has to offer, including local shops, pharmacy, doctors surgery and a primary school; the property would make an ideal family home. The property is also conveniently located with easy access to public transport links taking you further afield, including into the harbour towns of Tenby and Saundersfoot.

The accommodation of the property comprises; entrance hallway, living room with patio doors opening out onto garden, shaker style kitchen and dining space which is fitted with a range of modern appliances, a family modern bathroom, and three double bedrooms, including a master en-suite with a bay window overlooking distant countryside views.

Externally, there is driveway parking for multiple vehicles to the right of the property, with a paved pathway leading to the main side door and gated entrance to the garden. The rear offers a low maintenance garden with gravelled area and patio, which provides space for outside seating where you can dine al fresco during the summer. The garden is bordered by a lawned area with a variety of plants and shrubs.



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

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 then turn right onto to James Park. The property will be straight ahead of you as you come into Newton Heights. What/Three/Words:///fussed.thrillers.motoring

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