

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.

ref:ADD /LLE /APRI /24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER

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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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### Plot at Inglefield Carmarthen Road, Kilgetty, Pembrokeshire, SA68 0UE

- Freehold Plot
- Plot For A Three Bedroom House
- Sought After Village Location
- Set Within 0.10 Acres
- Countryside Views
- Full Planning Permission
- Close To Amenities
- Planning Application No. 23/0272/PA
- Ideal Investment Opportunity

Offers In Excess Of £125,000



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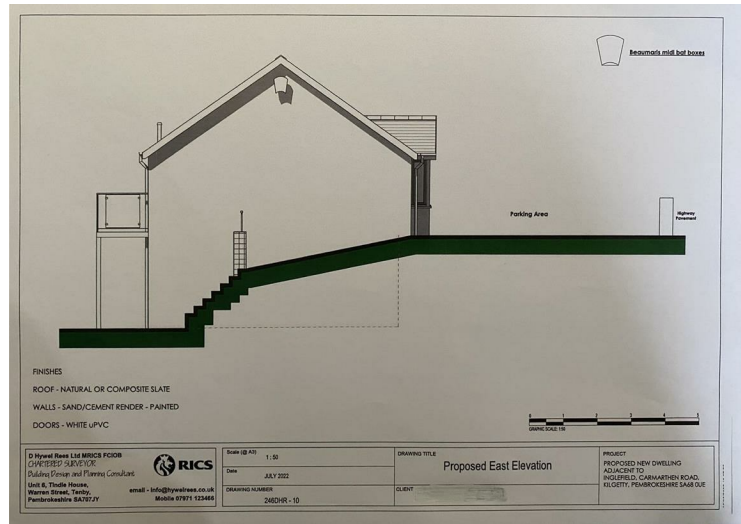
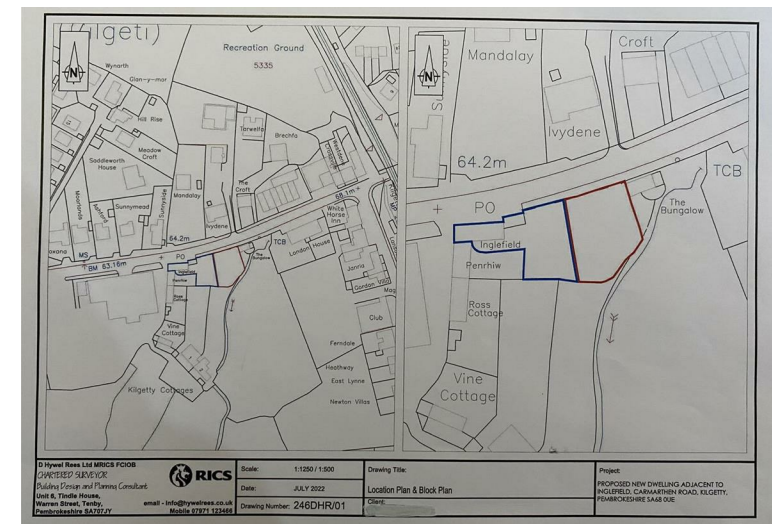
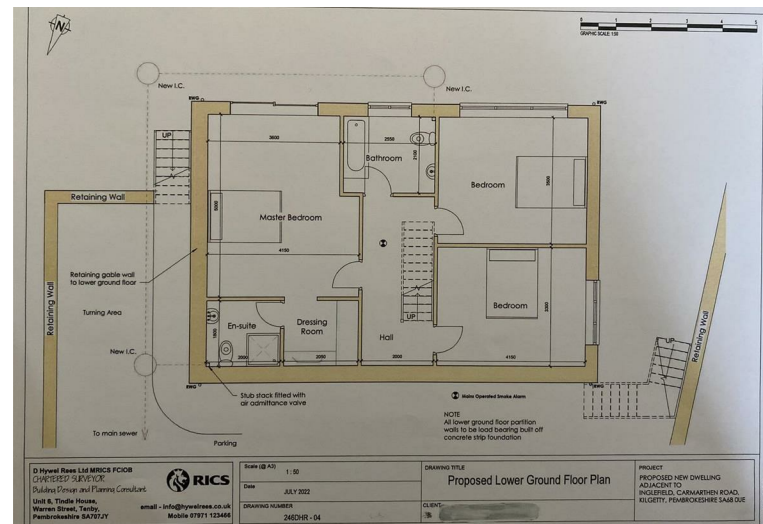


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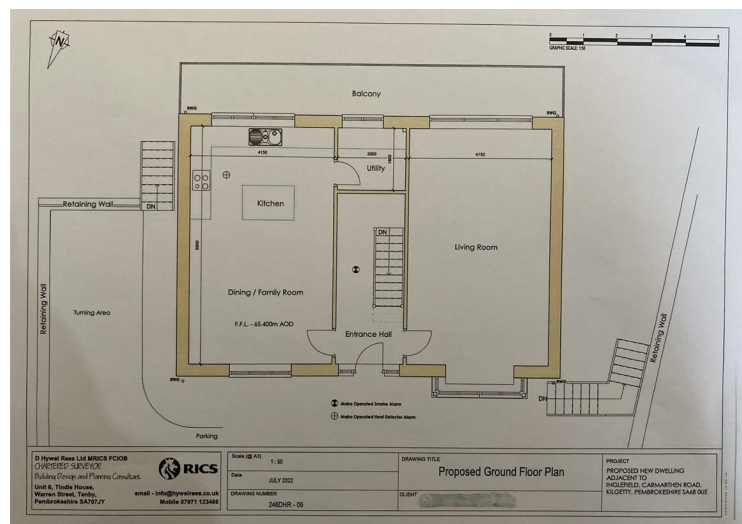
**The Agent that goes the Extra Mile**





An exciting opportunity to purchase a plot with full planning permission for a detached three bedroom residential dwelling (23/0272/PA). Set within approx 0.10 acres, the plot is situated in the highly sought after village of Kilgetty, just a short drive from the popular harbour village of Saundersfoot. Designed with modern living in mind, the proposed dwelling will provide upside down accommodation with countryside views to the rear. The ground floor will comprise; entrance hallway, open plan kitchen/dining room with utility, and a living room. A proposed balcony to the rear will offer a great space to sit and enjoy the views. The lower ground floor will house the sleeping quarters, and will provide the master bedroom with dressing room and en-suite, a family bathroom, and two further bedrooms.

The plot can either be a great investment for someone looking to build the property for re-sale or an opportunity to build your own dream home in a popular location.



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, fishing and simply messing about in boats. 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 South 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. Continue pass the Co-Op on your right and the plot will be directly after Inglefield House.  
 What/Three/Words:///caveman.triangles.rang

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