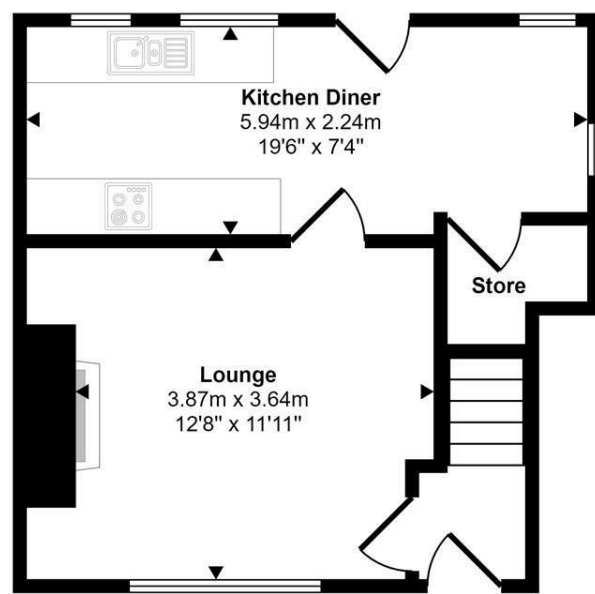
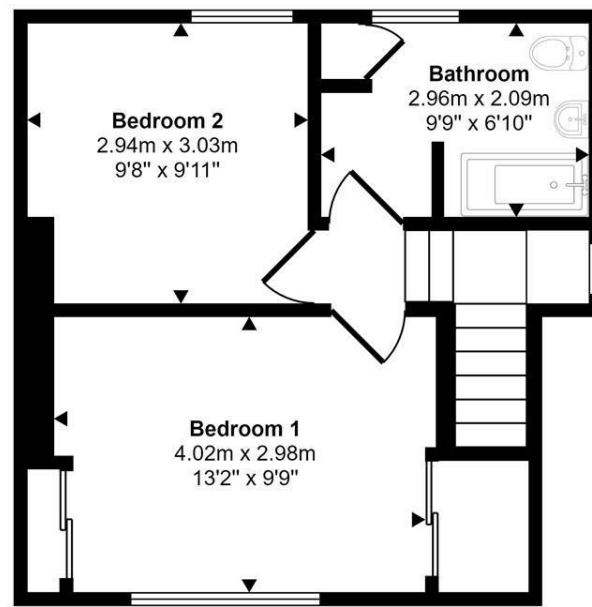


Approx Gross Internal Area  
69 sq m / 748 sq ft



Ground Floor  
Approx 34 sq m / 369 sq ft



First Floor  
Approx 35 sq m / 378 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 'C'

ref: ADD /LLE / MAY/ 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

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

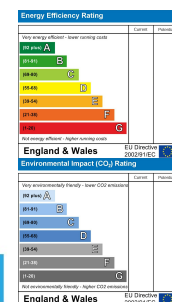


### 3 Ryelands Place, Kilgetty, Pembrokeshire, SA68 0UX

- Semi-Detached House
- Two Bedrooms
- Kitchen/Dining Room
- Rear Garden With Workshop
- Driveway Parking
- Village Location
- Family Bathroom
- Under stairs Storage
- Gas Central Heating And Double Glazing
- EPC Rating: tbc

Offers In Excess Of £190,000

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

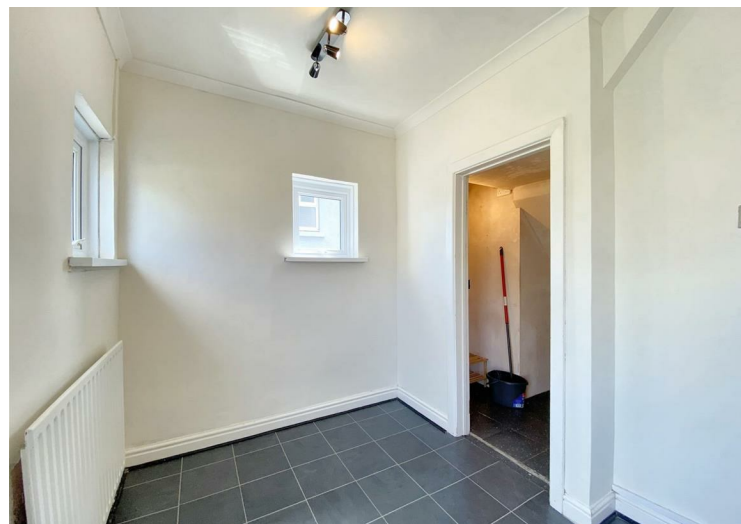


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**The Agent that goes the Extra Mile**







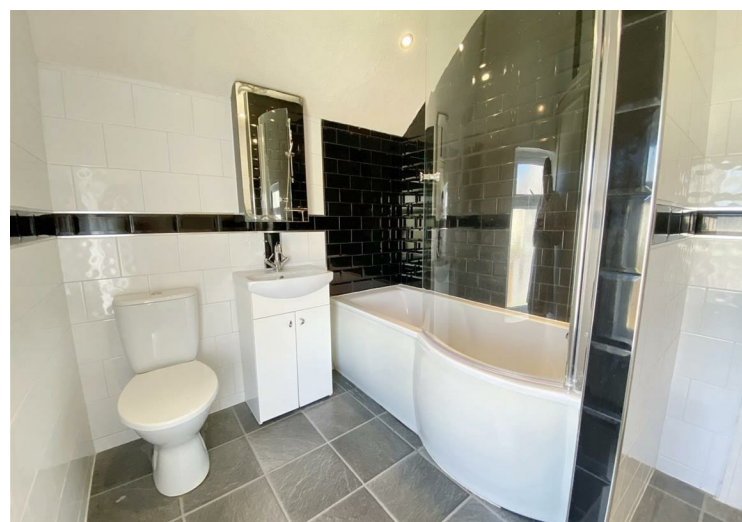
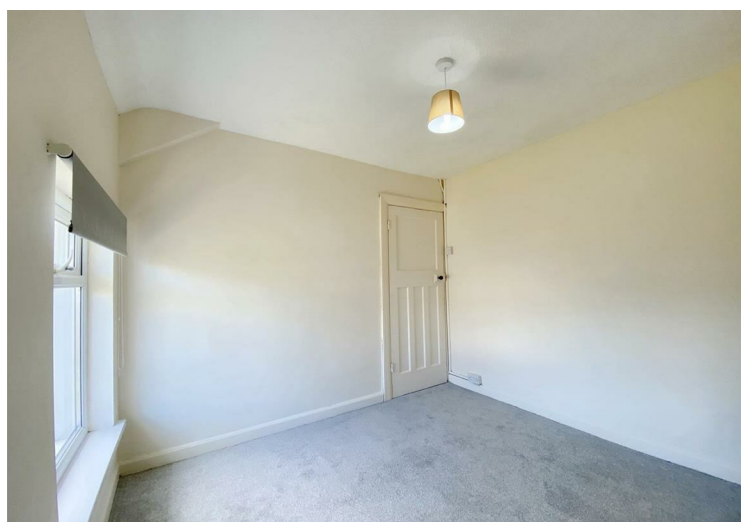
This well presented semi-detached house is situated in an elevated position, and is located in the sought after village of Kilgetty. The property is within walking distance to all the village amenities, and would make the ideal investment or first time buy.

The ground floor accommodation comprises; entrance hallway which leads through into the living room. A glass door opens into the kitchen/dining room which is fitted with a range of modern units, and enjoys an outlook of the garden. Under stairs storage is also available, which can be accessed off the dining area. The first floor accommodates, the contemporary bathroom, and two double bedrooms with the master bedroom providing ample fitted wardrobe space. The property benefits from double glazing, giving the property an abundance of natural light throughout. Viewing is highly recommended!



Externally, there is ample driveway parking to the front, with steps leading up to the front door. The low maintenance lawned garden at the rear, has a pathway down the centre leading to the workshop, and patio space. Offering ample space for outside seating, you can sit and enjoy al fresco dining during the summer. The workshop also has versatile uses, and provides utilities all ready to go.

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. Follow the road passing underneath the bridge for the railway line. Turn left onto Ryelands Lane and continue to follow the road. You will see a lay by on the right, where the property is located. What/Three/Words:///liberated.disengage.trick

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