



Kookaburra Templebar Road, Kilgetty, Pembrokeshire, SA68 0RA

An opportunity to purchase a detached house with stunning views in the popular area of Templebar Road, Pentlepoir. The layout of the property briefly comprises: entrance hall, lounge, dining area, kitchen, utility room, bathroom, five double bedrooms and shower room. Externally the property offers front and rear lawn gardens with a driveway providing off road parking and access to a detached double garage. Stunning countryside views can be enjoyed to the rear of the property. The property benefits from hardwood double glazing, gas central heating and must be viewed in order to fully appreciate!

- Detached House
- Countryside Views
- Detached Garage
- Front And Rear Gardens
- Five Double Bedrooms
- Popular Location
- Off Road Parking
- EPC Rating: D

Offers In Excess Of £430,000



Location

The village of Pentlepoir is within a short drive of the beautiful seaside fortified town of Tenby, the village of Saundersfoot and the beaches of Amroth and Wisemans Bridge.

Slightly further afield is the well known Pendine Sands and the Town of Carmarthen with its shopping Precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.

See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.

Description

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Entrance Hall

Wooden obscure entrance door into hallway, tiled flooring, three radiators, door to airing cupboard, door to storage cupboard, stairs to first floor, doors to: bedroom one, bedroom two, bedroom three, bathroom, utility room and double doors to lounge, wooden single glazed window to side beneath staircase.

Lounge

19'10" x 13'1"

Wooden double glazed bay window to front, coal effect gas fire on a marble hearth and surround with mantle over, radiator, coving to ceiling, opening to dining room.

Dining Room

8'9" x 8'10"

Wooden double glazed window to side, coving to ceiling, radiator, door to kitchen.

Kitchen

8'8" x 10'6"

Wooden double glazed window and door to rear. Kitchen fitted with a range of base and eye level units with tiled surrounds and work space over, 'one and a half bowl' sink with mixer tap and drainer, electric oven and gas hob with extractor hood over, tiled flooring, radiator, coving to ceiling, spotlights.

Utility Room

5'9" x 8'11"

Wooden double glazed window and door to rear. Base and eye level units with work space over, sink with mixer tap, space and plumbing for washing machine, tiled floor, coving to ceiling.

Bathroom

8'9" x 10'1"

Wooden obscure double glazed window to rear. Suite comprising: bath, wash hand basin with light and shaver point over, WC, radiator, partially tiled walls, tiled floor, coving to ceiling, extractor fan.

Bedroom One

9'8" x 12'2"

Wooden double glazed window to front, radiator, door to fitted wardrobe, coving to ceiling.

Bedroom Two

8'0" x 15'11"

Two wooden double glazed windows to rear, radiator, coving to ceiling.

Bedroom Three

11'3" x 13'8"

Wooden double glazed window to front, radiator, double doors to fitted wardrobes, coving to ceiling.

First Floor

Landing

Wooden double glazed window to side, doors to bedroom four, bedroom five and shower room.

Shower Room

8'5" x 5'0"

Wooden double glazed window to rear with countryside views. Suite comprising: shower cubicle with overhead mains powered shower, WC, wash hand basin, shaver point, coving to ceiling, radiator, tiled surrounds, recessed spotlights, extractor fan.

Bedroom Four

8'5" x 10'5"

Wooden double glazed window to rear with countryside views, radiator, loft access, coving to ceiling.

Bedroom Five

13'8" x 11'8"

Wooden double glazed window to front, radiator, fitted over-bed storage units, coving to ceiling, laminate floor, doors to fitted wardrobes.

Garage

17'6" x 14'3"

Electric up and over door to front, electricity supply, door to side.

Externally

To the front of the property is a driveway providing off road parking and access to the detached garage, leading on the lawn gardens to the front and rear, with a garden shed and enclosed by hedgerow.

GENERAL INFORMATION

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised freehold

Tax: Band F

IMPORTANT NOTICE

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.

OTHER SERVICES OFFERED:

WE RECOMMEND THAT ALL BUYERS SHOULD HAVE A SURVEY DONE ON A PROPERTY BEFORE THEY BUY IT. Please ask staff in our office if you would like us to recommend a Surveyor who could undertake this work for you. We can also give you details of professionals who can undertake Conveyancing, or provide Independent Financial Advice

DGM/ESR/05/17/OK/ESR

AGENTS NOTE

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

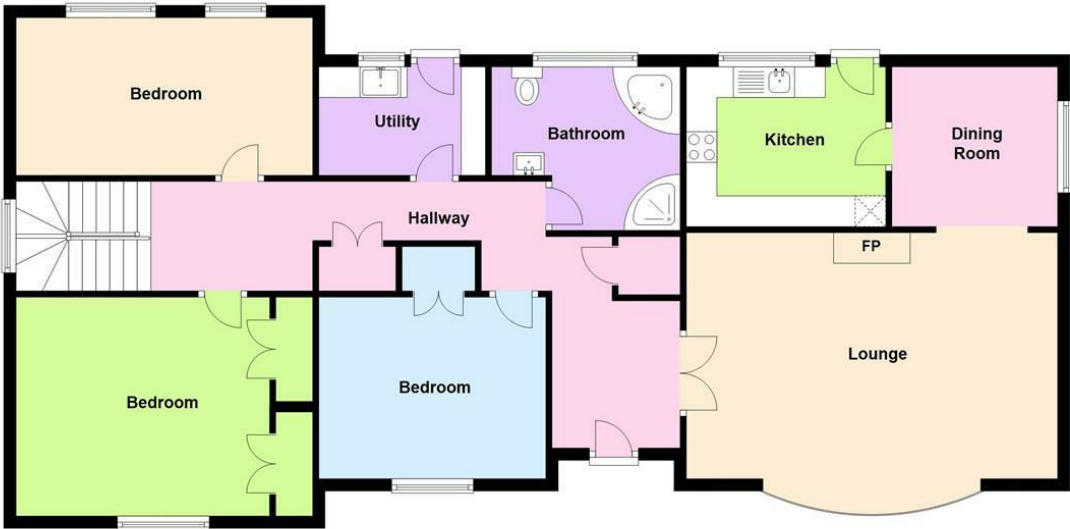
FLOOR PLAN

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

OFFER PROCEDURES

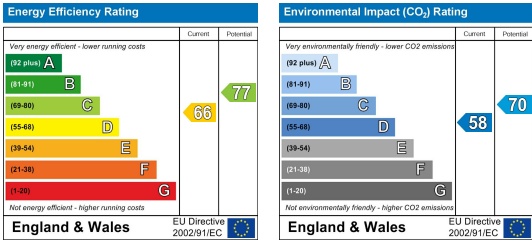
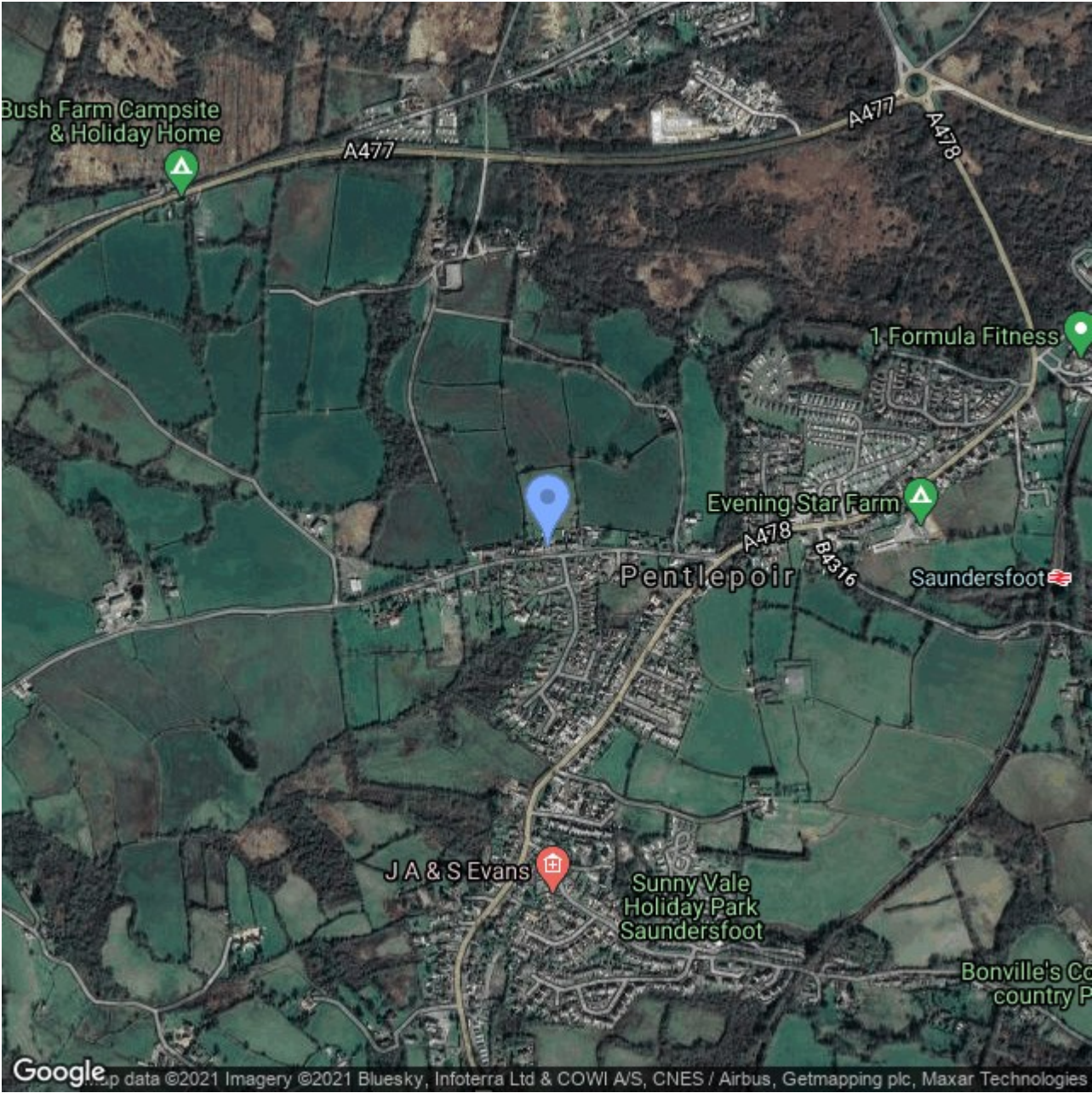
All enquiries and negotiations to West Wales Properties: We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our panel of financial consultants, will speak to you to 'qualify' your offer.

Ground Floor



First Floor





The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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