



## Meadow Gardens, Kilgetty, SA68 0AD

£225,000



This newly built property completed in 2023 is ideal for first time buyers, or those looking to downsize to a modern home in a popular village location. The house has two bedrooms, a stylish and bright kitchen, family bathroom and a ground floor WC with convenient built in storage.

To the rear is a fully enclosed garden, with patio and lawn area, plus side access to a good sized parking area for 2/3 cars and EV charger point.

Kilgetty is a popular location close to Saundersfoot and Tenby. The village has a train station and bus links, with a supermarket, restaurants, pubs and doctors' surgery within a short walking distance.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **New Build Completed 2023**

- **Ideal First Home**
- **EV Charging Point**
- **Close to Amenities**

- **Two Bedrooms**

- **Parking for 2/3 Cars**
- **Downstairs WC**
- **LABC Warranty**

#### Lounge 10'9" x 14'1" max (3.3 x 4.3 max)

Front door opens into the lounge, with window to the front, spot lighting and pendant lighting. The staircase with timber banister is on the right hand side with recessed area underneath, ideal for storage.

LVT flooring runs through the ground floor into the Kitchen area.

The area between the Lounge and Kitchen is divided into a hallway and 2 further rooms - a handy WC plus a storage cupboard opposite.

#### Kitchen/Diner 14'1" x 8'6" (4.3 x 2.6)

A modern fitted kitchen with electric hob, oven and extractor over, sink, dishwasher and fridge/freezer. There's spot lighting and a pendant light, plus a radiator. Double patio doors open out to the back garden.

#### WC 5'10" x 3'3" (1.8 x 1)

WC and small sink in vanity, with obscure window to the side.

#### Bedroom One 10'5" x 10'5" (3.2 x 3.2)

Main bedroom has window to the front, fitted carpet, built in storage cupboard, centre ceiling light and a radiator.

#### Bedroom Two 12'1" x 8'2" max (3.7 x 2.5 max)

Another double room (currently used as an office), fitted carpet, window to the rear, radiator and centre ceiling light.

#### Bathroom 6'10" x 5'6" (2.1 x 1.7)

Fully tiled bathroom comprising bath with shower over and glass screen, WC, wash hand basin, heated towel rail, spot lighting and an obscure window to the rear.

#### Garden and Exterior

The house has an enclosed rear garden with patio,

lawn area and garden shed, plus the added benefits of outside lighting and electric points.

The garden can be accessed via a gate from the front, or from the side via a gate from the parking area.

A paved parking area gives space to park 2-3 cars, with an EV charging point already installed and in place.

#### Please Note

The house was completed in January 2023 and therefore still benefits from a 10 year LABC warranty.

There is LVT (Luxury Vinyl Tile) flooring, sprinkler system, uPVC windows and doors and a Worcester gas boiler is housed in the kitchen.

The Pembrokeshire County Council Tax Band is C - approximately £1678.80 for 2024/25.

We are advised that mains gas, water, electric and drainage is connected to the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 the road through the v  
 railway bridge and tu  
 enter Stepside CP  
 the road up towards  
 Meadow Gardens is  
 the right han









# Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only  
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