



46 Millfields Close
Kilgetty
SA68 0SA

£349,950

Bungalow - Detached
Freehold



A spacious and bright detached three-bedroom bungalow, with large kitchen/diner, separate lounge and sitting room, family bathroom, separate additional wc and a lovely conservatory to the rear overlooking a big enclosed private garden which has a patio and decking area.

Additionally, the property has a garage and a large driveway offering space to park several cars, a campervan or a boat.

Situated on a quiet popular residential development, located two miles from Saundersfoot and three miles from Tenby, the village has its own shop and is ideally connected to local transport links with a bus stop a few minutes away.



LOCK HOUSE C. 1750



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



- **Large Plot**
- **Garage**
- **Additional Sitting Room**
- **Private Rear Garden**

- **Driveway For 4 Cars**
- **Large Kitchen/Diner**
- **Detached Bungalow**
- **3 Bedrooms**

Entrance Hall

Bright and wide entrance hallway with two storage cupboards. The lounge is on the left, with the further hallway to the right leading to the shower room, WC, and 3 bedrooms.

Living Room 18'4" x 16'8" (5.6 x 5.1)

The large and bright living room has centre ceiling light point, a patio door leading to the rear garden with one window also overlooking the garden. There are two electric radiators and an electric fire.

Shower Room 7'10" x 5'6" (2.4 x 1.7)

Shower room has tiled floor with WC, sink, tiled shower cubicle, electric towel rail and a window to side.

WC 4'3" x 3'3" (1.3 x 1)

The separate WC has window to side, sink in vanity unit and tiled floor.

Bedroom One 12'9" x 7'10" (3.9 x 2.4)

A double bedroom to the front, with window, centre ceiling light point, electric radiator, built in cupboard and is carpeted through.

Bedroom Two 11'5" x 9'10" (3.5 x 3)

Bedroom two has a window to the front, centre ceiling light point and is carpeted through.

Bedroom Three 10'9" x 8'10" (3.3 x 2.7)

Bedroom three has a window to the side, centre ceiling light point and is carpeted through.

Kitchen / Diner 19'8" x 10'5" (6 x 3.2)

The spacious kitchen/diner has two windows to the side and a door to the porch.

There is ample worktop space with cupboards above and below, plus double electric oven, electric hob,

sink, space for dishwasher, and tiled flooring. Under the sink is the water heater.

There is a range of lighting with a pendant light above the dining table, with ceiling lights above the kitchen.

Snug 9'6" x 10'5" (2.9 x 3.2)

The snug has a window to side with timber/glass doors to the conservatory. Centre ceiling light point, electric heater and laminate flooring.

Conservatory 12'1" x 11'5" (3.7 x 3.5)

The bright conservatory has laminate flooring with doors opening out to a sunny patio and the garden beyond.

Porch 9'10" x 2'11" (3 x 0.9)

There's a porch off the kitchen, providing access to the side of property and currently houses a washing machine.

Externally

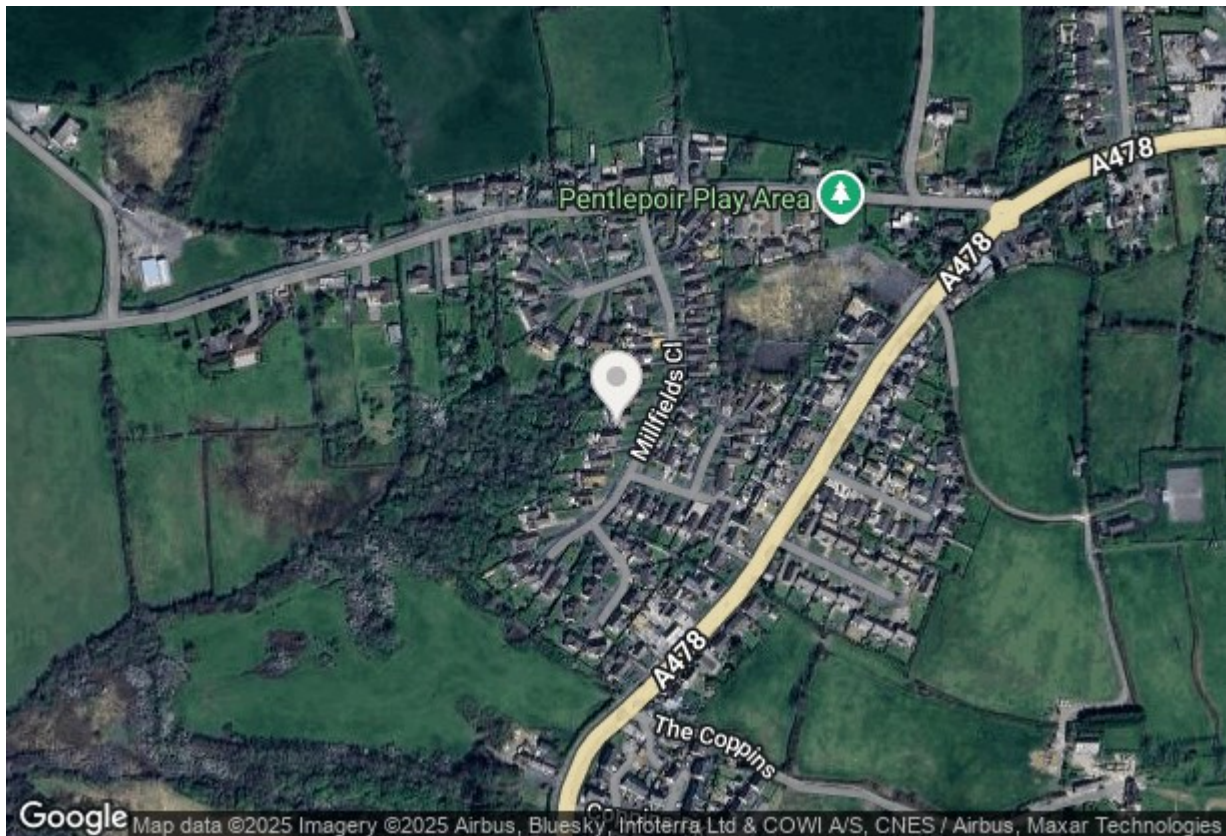
There is a large driveway and lawned area to the front of the property, with a car port in front of the garage.

There is a spacious private lawned garden to the rear and the corner plot benefits from extra garden to the side, enclosed by mature shrubs and hedging. For al fresco dining and enjoying the sun all day, there's a separate patio area off the house with decking which can be accessed from either side of property.


Please Note

The Pembrokeshire County Council Tax Band is E - approximately £2513.68 for 2025/26.

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



When driving through Pentlepoir towards Kilgetty, take the first exit at the roundabout into Templebar Road. Millfields Close is the 2nd turning on the left, and no.46 is at the end of the cul-de-sac on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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