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7 Rock Park
Kilgetty
SA68 0AB

£310,000

Bungalow
Freehold



A modern three-bedroom bungalow, offering a perfect blend of comfort and accessibility due to a wide hallway and doorways. With three well-proportioned bedrooms (with master ensuite), kitchen and family bathroom, this property is designed to cater to the needs of families and individuals alike.

The bungalow is approximately two years old, providing the peace of mind that comes with a home still under the LABC warranty period.

Set on a corner plot with garden to 3 sides, the property enjoys a quiet location while still being conveniently close to local amenities. Kilgetty has a supermarket, post office, places to dine in or take out, and is close to all the major attractions. Viewing is highly recommended.



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



- **Spacious Modern Bungalow**
- **En-Suite + Family Bathroom**
 - **Wide Hall + Doorways**
 - **Parking For 2 Cars**

- **Three Bedrooms**
 - **Corner Plot**
 - **LABC Warranty**
- **Fully Enclosed Rear Garden**

Entrance Hall

Enter the property through the composite front door. The hallway has 2 ceiling lights, storage cupboard, hardwired sprinkler system, radiator and loft hatch. The loft is partly boarded and fitted with a pull-down ladder.

Living Room 12'1" x 13'5" max (3.7 x 4.1 max)

The good-sized living room features French doors out to the garden.

Kitchen 9'2" x 16'4" (2.8 x 5)

The stylish kitchen has a range of wall and base units, with built in oven, space and plumbing for dishwasher and washing machine, ample cupboard space with pull-down shelving systems, and space for a dining table.

The window looks out to the rear garden, with a door leading out to the side of the property.

Bedroom One 11'1" x 11'1" max (3.4 x 3.4 max)

The master double bedroom has a window to the front, radiator, and ensuite shower room.

En-Suite 9'2" x 5'6" (2.8 x 1.7)

A spacious mostly tiled shower room with large walk-in shower, WC, pedestal sink, and towel radiator.

Bedroom Two 10'2" x 11'1" max (3.1 x 3.4 max)

A second double bedroom with a bay window to the front, and recessed space for freestanding storage.

Bedroom Three 8'2" x 9'6" max (2.5 x 2.9 max)

A single room previously used as a dining room, the LVT flooring continues into this room and there's a window to the side of the property.

Bathroom 9'2" x 5'6" (2.8 x 1.7)

A modern bathroom with bath and mains shower

above, plus hand-shower with glass screen, sink in vanity unit, WC, towel radiator and window to the side.

Externally

Externally the driveway has parking for two cars and a side garden laid to lawn. The rear garden is fully enclosed with fencing and side gates, and offers a slabbed path around the property, with patio seating area and lawn.

Please Note

The Pembrokeshire County Council Tax Band is E - approximately £2308.35 for 2024/25.

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



Enter Kilgetty on Carmarthen Road from the Begelly Roundabout. Follow the road through the village, under the railway bridge and turn right into Kilvelgy Park after Stepside CP School. Follow the road up and signs will lead you to Rock Park. Please note - due to it being a new development, the property doesn't appear on Google Streetview.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

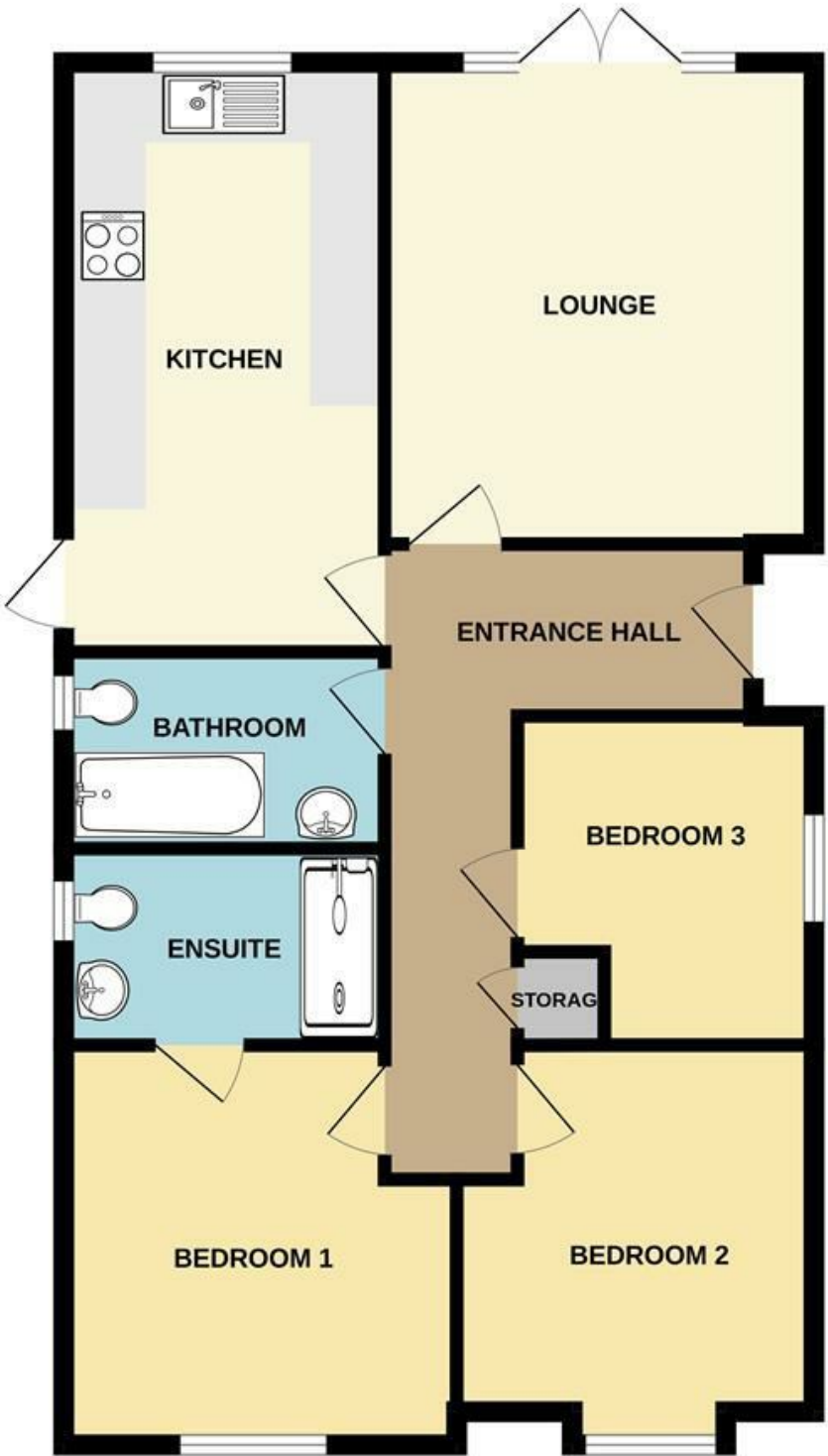






Floor Plan

GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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