

John. Francis

www.johnfrancis.co.uk

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PROTECTED



The Property
Ombudsman



NEW PRICE



6 Shillingford Park, Carmarthen Road, Kilgetty SA68 0YU

Offers in the region of £83,000

Immaculately Presented Park Home

Retirement Park For Over 50s

Gas Central Heating System

Lawned and Ornamental Gravelled Gardens & Parking

Convenient To Village Shops & Transport Links

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

SD/DT/77846/090920

DESCRIPTION

******EXTREMELY WELL PRESENTED PARK HOME******

This well presented Park Home is located on the popular Shillingford Park development in Kilgetty. It is well located for access to the local shops and transport links.

In addition to the double bedroom there is a comfortable lounge, kitchen/diner and a shower room as well as a second single bedroom. The property is double glazed with gas central heating. It is on a large plot with a parking space and neat garden areas to the side and rear.

Shillingford Park is designed to cater for retired and semi-retired people only over the age of 50.

Kilgetty boasts and good range of shops and amenities including a supermarket, Dr's surgery, Chemist, pub, post office and national bus and rail links.

ENTRANCE HALLWAY

11'2 x 4'7 (3.40m x 1.40m)

Access via main side door, timber laminate floor, built-in cupboard, window to side, radiator, ceiling light.

LOUNGE

11'06 x 10'11 (3.51m x 3.33m)

Carpet, French doors open on the the rear balcony overlooking the garden, window to side, ceiling light.

KITCHEN / DINER

11'6 x 9' (3.51m x 2.74m)

Timber laminate flooring, dual aspect windows to each side, double radiator, 2 ceiling lights, space for washing machine and fridge/freezer, integrated hob, electric oven and grill, cupboard housing the Bosch gas fired central heating boiler.

BATHROOM

6'8 x 5'6 (2.03m x 1.68m)

Timber laminate flooring. White suite comprising of a low level WC and wash hand basin, walk-in shower, window to side, heated towel rail, extractor fan, ceiling light.

BEDROOM 1

11'6 x 8'8 (3.51m x 2.64m)

Carpet, double built-in wardrobe, window to front and side, single radiator, ceiling light.

BEDROOM 2

8'9 x 5'6 (2.67m x 1.68m)

Currently used as a dressing room. Carpet, single built-in wardrobe, window to side radiator, ceiling light.

EXTERNALLY

To the front there is a parking space for a

single car and a gravelled area alongside. To the rear there is a gravelled area aswell as a neat lawned garden and storage unit.

SERVICES

We are advised mains electricity and gas are connected. The water and sewerage is metered through the site and accounted for separately. Council Tax Band B.

GENERAL PARK INFORMATION

A copy of the Mmobile Homes Park rules are available for inspection with the selling agent. The property is being sold under the terms of The Mobile Homes Act 1983. The park is designed to cater for retired and semi-retired persons only and over the age of 50. Only the occupier and qualifying members of his/her permanent household and bona fide guests may use the Park Home.

VIEWING

By appointment with the selling Agents on 01834 842 859 or e-mail tenby@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

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Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Tenby, proceed to Kilgetty for approx 5 miles. Drive through the village and pass under the railway bridge and then turn right and then left into Shillingford Park. In the development the property is a short way along on the right.

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