



4 Park Avenue, Kilgetty

Offers In Region Of £119,950

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Number 4 Park Avenue is a delightful First Floor Apartment perfect for a first time buyer, and equally suitable for use as a long let or holiday home. Ideally situated in a popular residential area, the apartment is within easy reach of the many amenities which Kilgetty offers, including a primary school, railway station, supermarket, chemist, doctors surgery and regular local bus service. The well presented accommodation comprises Hallway, Kitchen/Breakfast Room, Lounge/Dining Room, Two Double Bedrooms and Bathroom. The apartment also benefits from an allocated parking space at the front, and uPVC double glazing.





THE PROPERTY

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Porch

Enter via frosted pane glass panel door. Slate tiled floor. Stairs to First Floor entrance.

Entrance Hall

Multi pane glazed timber door from staircase into L shape Hall. Doors to all rooms. Frosted window to side. Loft hatch.





Kitchen/Breakfast Room

3.12m x 2.06m (10'2" x 6'9")

uVPC window to front. Fitted with a range of wall and base units with matching worktop extending to breakfast bar with space for two seats. Integral electric four ring hob and oven with extractor over. Wall mounted Ariston water boiler. Space and connection for washing machine and upright fridge freezer. Part tiled walls. Vinyl flooring.

Lounge/Dining Room

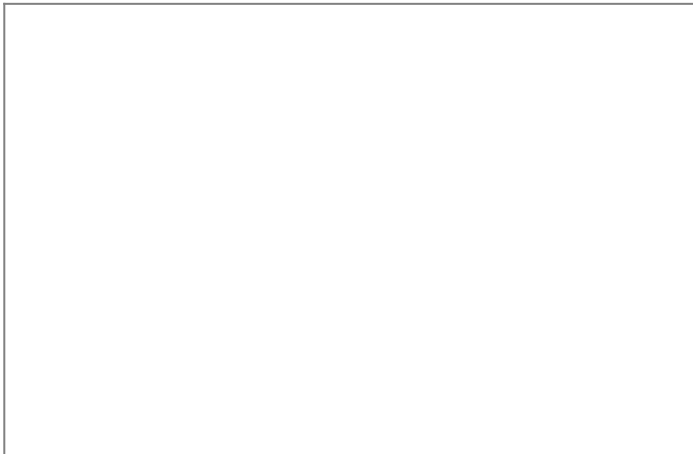
4.65m x 3.05m (15'3" x 10'0")

uVPC window to front. Ample space for lounge and dining suites.

Bedroom 1

3.61m x 3.05m (11'10" x 10'0")

uVPC window to rear. Fitted wardrobe with mirrored sliding doors.



Bedroom 2

3.05m x 2.59m (10'0" x 8'5")

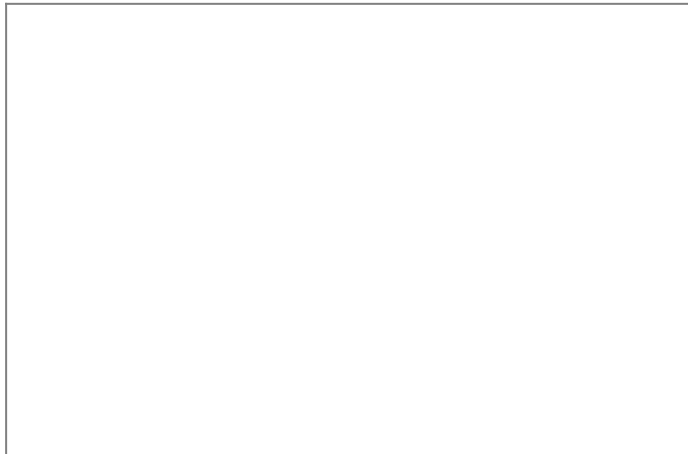
uVPC window to rear.

Bathroom

Frosted pane uVPC window to side. Fitted with matching suite comprising pedestal wash hand basin, WC, and bath with mixer tap and electric shower over. Extractor. Fully tiled walls. Non slip vinyl flooring.

Externally

Each apartment has an allocated parking space to the front of the property.



Property Information

We believe the property to be Leasehold, 965 years remain on a 999 year lease.

Service charge 89 per month, discounted if paid in full.

Ground rent 50 per annum.

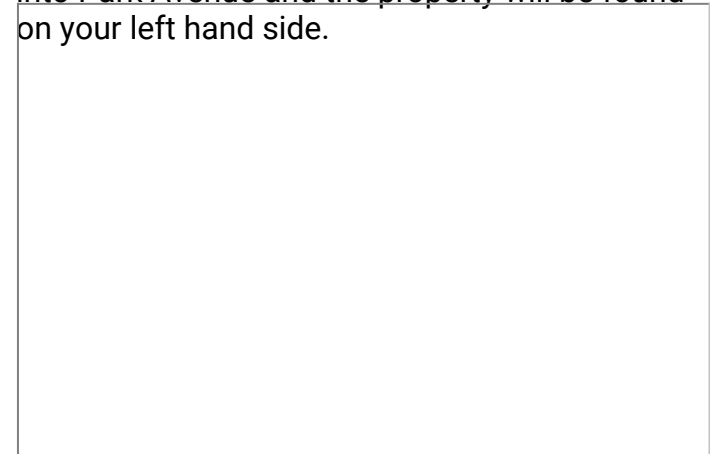
Managing agents are Compton Property Management, Swansea.

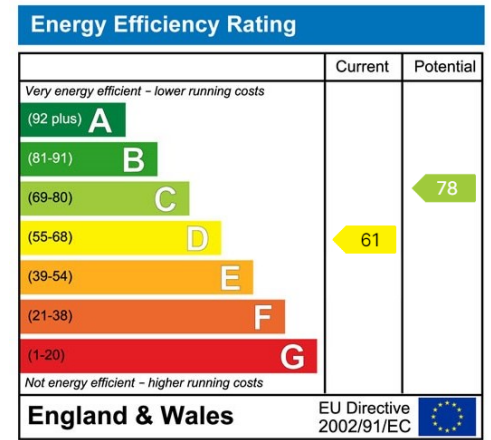
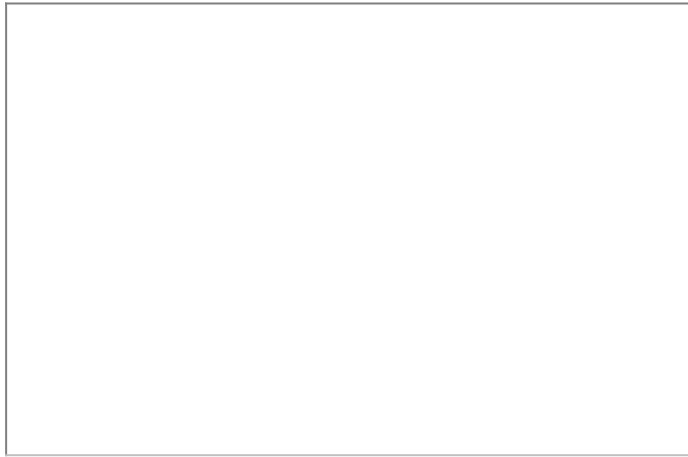
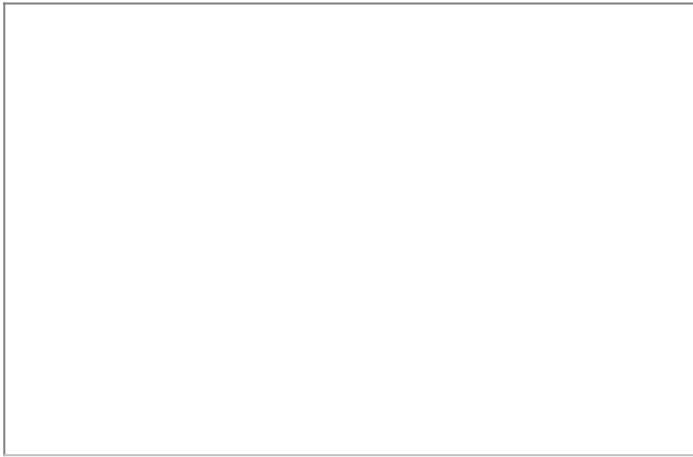
All mains services connected.

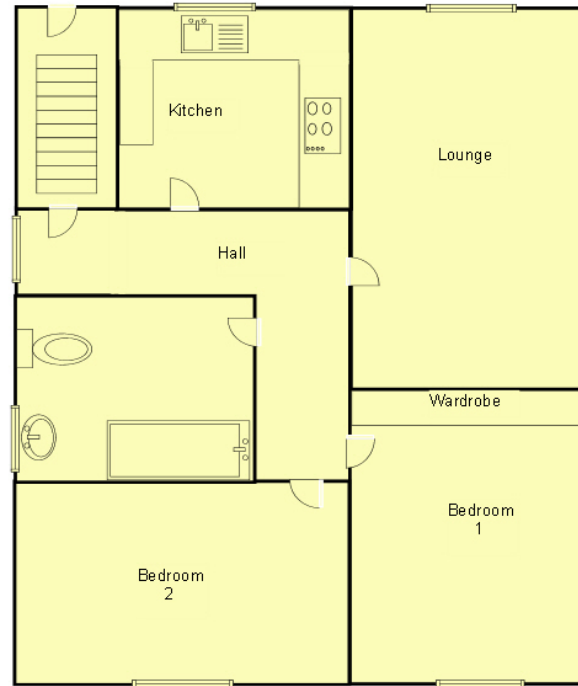
Electric night storage heating.

Directions

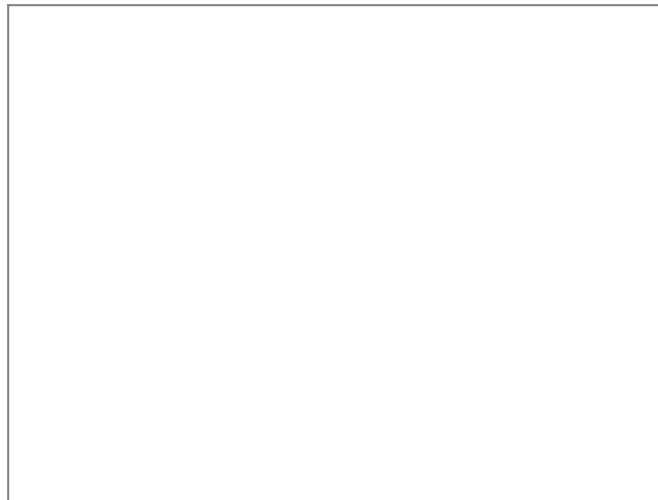
From Tenby proceed north on the A478. Continue for approximately 5 miles until you reach the roundabout with the A477. Proceed straight across to the second roundabout and turn right for Kilgetty. Drive through Kilgetty, go under the railway bridge and take the left turn into Ryelands Lane. Take the second left turn into Park Avenue and the property will be found on your left hand side.







First Floor
For illustrative purposes only, not to scale.



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