



3 Shipping Cottages, Begelly

Offers In Region Of £349,950

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### 3 Shipping Cottages, Begelly





## THE PROPERTY

3 Shipping Cottages is a fantastic New Build Detached House offering bright and spacious accommodation over three floors with sleek contemporary design and stunning rural views. Situated in the popular village of Begelly, the property is within a short distance of the amenities available in Kilgetty such as supermarket, pharmacy, shops, railway station, school, etc. The beautifully presented accommodation, which benefits from air source central heating, double glazing and solar panels comprises Three Bedrooms, one with En Suite Shower Room, Family Bathroom and Utility on the Ground Floor, Open Plan Lounge/Kitchen/Dining Room on the First Floor, and a Fourth En Suite Double Bedroom on the Second Floor. Externally there is ample off road parking and a low maintenance garden at the side and rear. This property would make an ideal investment or family home due to the proximity of the resorts of Saundersfoot and Tenby, and the popular attraction of Folly Farm, all of which are within a short distance. Thomas Chapel and the Stepside Ironworks can be easily reached on foot by the historic Miners Walk footpath network.



## Hallway

Enter through composite door with frosted pane into spacious Hall. Full height window to front. Window to side on the half landing. Doors to various rooms. Door to large cupboard housing Vaillant pressurised hot water system. Stairs to First Floor with glass balustrade.



## En Suite Shower Room

Fitted with matching contemporary suite comprising WC, wash hand basin in vanity unit with illuminated de-mister mirror above, and mains shower in glazed enclosure. Part tiled walls. Tiled floor. Extractor.

## Bedroom 2

3.45m x 2.72m (11'4" x 8'11")

Window to rear.

## Bedroom 3/Study

2.74m x 1.83m (9'0" x 6'0")

Window to side.



## Bathroom

Frosted window to side. Fitted with matching contemporary suite comprising WC, wash hand basin in vanity with illuminated de-mister mirror above, and panel bath with mixer tap and mains waterfall shower over. Heated towel rail. Part tiled walls. Tiled floor. Extractor. Door to large airing cupboard.

## Utility Room

Window and glazed uPVC door to rear leading to the garden. Fitted worktop with space and connection for washing machine and tumble dryer. Part tiled walls.

## First Floor Landing

Full height window to front enjoying stunning rural views. Door to Dining Area. Stairs with glass balustrade continue to the Second Floor.



## Open Plan Living Space

The upside down configuration of the accommodation maximises the beautiful countryside views. The First Floor offers a wonderful contemporary open plan Living Space.

## Lounge Area

Glazed French door with full height sidelights open to a glass fronted Juliet balcony at the front, allowing peaceful ever changing views over the nearby rolling countryside. Opening to Kitchen.

## Kitchen Area

3.43m x 2.69m (11'3" x 8'10")

Window to rear. Opening to the Dining and Lounge Areas. Fitted with a range of modern wall and base units with matching worktop. Quality integral appliances comprising eye level electric oven and grill, four ring electric hob with extractor over, and dishwasher. Inset 1.5





### Dining Area

3.66m x 2.72m (12'0" x 8'11")

Double aspect with windows to rear and side enjoying beautiful countryside views. Ample space for family sized dining suite.

### Second Floor Landing

Velux to front. Double door to large closet housing GroWatt solar PV inverter. Door to Bedroom 4.

### Bedroom 4

4.17m x 3.48m (13'8" x 11'5")

Dormer window to the front with window seat, enjoying stunning views over the local countryside. Door to En Suite Shower Room.



### En Suite Shower Room

Velux window to the rear. Fitted with matching contemporary suite comprising WC, wash hand basin in vanity unit with illuminated de-mister mirror above, and mains shower in glazed enclosure. Part tiled walls. Vinyl flooring. Heated towel rail. Extractor.

### Externally

The property is approached over a shingled driveway which provides ample off road parking, with additional parking available on a block paved area adjacent to the front door. There is a low maintenance garden which wraps around the side and rear of the house with fence boundaries.

### Property Information

We are advised the property is Freehold, with all mains services connected.

Air source heating. Fully owned solar PV panels assist with energy costs.



### DIRECTIONS

From Tenby take the A478 to Kilgetty. At the first roundabout proceed straight across towards Begelly, past the Filling Station on the left and continue up Begelly Hill into the village. You will find 3 Shipping Cottages just after Begelly Stores on the right hand side, as indicated by our For Sale board.

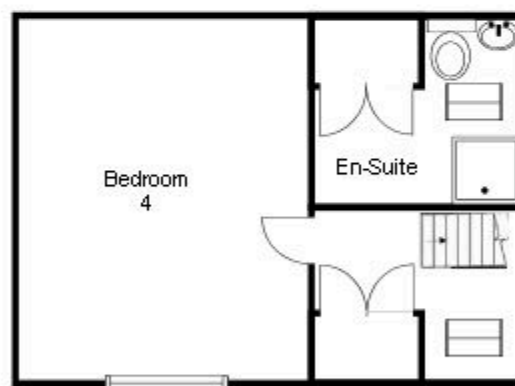


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		104
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		





Ground Floor  
For illustrative purposes only, not to scale.



Second Floor  
For illustrative purposes only, not to scale.



First Floor  
For illustrative purposes only, not to scale.