



2 Hill Rise, Kilgetty

PRICE REDUCED Offers In Region Of £265,000

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THE PROPERTY

2 Hill Rise is a spacious detached bungalow located in a cul-de-sac within easy reach of the village of Kilgetty. The well appointed accommodation, which has been finished to an extremely high standard, comprises Hall, Cloakroom, Kitchen, Lounge/Dining Room, Shower Room and Three Bedrooms. To the front is a tarmac driveway, allowing off road parking for one vehicle. There are pleasant paved low maintenance gardens to the front and rear, a timber shed/workshop and a decked veranda with glass balustrade, the perfect spot for al fresco dining and relaxing. The bungalow further benefits from gas central heating and uPVC double glazing. The amenities in Kilgetty include supermarket, pharmacy, school, shops, doctors surgery and train station. The property would make a lovely family home and viewing is highly recommended.

ENTRANCE HALL

Enter through uPVC door with frosted panes into Entrance Hall. Window to side. Doors to Cloakroom and Kitchen. Built in cupboards. Tiled floor.



CLOAKROOM

Frosted window to rear. Matching modern suite comprising WC and wash hand basin in vanity unit. Wall mounted Vaillant gas combi boiler. Part tiled walls. Tiled floor. Extractor.



KITCHEN

4.8m x 2.95m (15'9" x 9'8")

Double aspect windows to front and side. Fitted with a range of modern high gloss wall and base units with matching worktop. Space and connection for large 7 ring dual fuel range. Space and connection for American style fridge freezer, washing machine, tumble drier and dishwasher. Inset stainless steel sink and drainer with mixer tap over. Fully tiled walls and floor. Inset spot lights.

LOUNGE/DINING ROOM

8.31m x 3.12m (27'3" x 10'3")

French doors to front with full height windows to either side. Two high level frosted windows to side. Flame effect gas fire with polished stone hearth and surround and wooden mantle. Door to Inner Hall. Ample space for lounge and dining suites.

INNER HALL



SHOWER ROOM

2.9m x 1.83m (9'6" x 6'0")

Frosted window to side. Fitted with matching modern suite comprising WC and wash hand basin in high gloss vanity unit. Multi directional mains experience shower in large glazed enclosure. Heated towel rail. Fully tiled walls and floor. Inset spot lights.

MASTER BEDROOM

5.36m x 3.12m (17'7" x 10'3")

French doors to rear with windows to each side. Fitted wardrobes.

BEDROOM 2

2.95m x 2.92m (9'8" x 9'7")

Window to rear.



BEDROOM 3

3m x 1.98m (9'10" x 6'6")

uPVC glazed door to side. Window to side.

EXTERNALLY

The bungalow is approached from the front over a tarmac driveway which provides off road parking for one car. There are low maintenance gardens to front and rear, paved with neat flagstones with decorative planting and established shrubs. Gated access to the side leads to the rear garden, where there is a sunny deck with glass balustrade and an artificial lawn; a perfect place to relax and enjoy al fresco dining. A large timber shed/workshop with power connected is also included in the sale.

PROPERTY INFORMATION

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

Council tax band D





DIRECTIONS

From our office travel north to the roundabout at New Hedges and continue straight across. Proceed through Wooden and Pentlepoir, straight over at both mini roundabouts and past the Chinese Restaurant on the left, to the bottom of the hill. Take the left turn on the bend into Hill Rise, Number 2 will be found on the right after a short distance as indicated by our For Sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



