



15 Kilvelgy Park, Kilgetty

O.I.R.O £310,000

www.chandlerrogers.co.uk

**CHANDLER ROGERS**
ESTATE AGENTS

15 Kivelgy Park, Kilgetty





The Property

An attractive detached bungalow occupying a quiet cul-de-sac location with well presented accommodation offering Hallway, Lounge, open plan Kitchen/Breakfast Room and Dining Room, Conservatory, Two Bedrooms and a Utility Room. The front garden is immaculately maintained and is laid to lawn with a variety of shrubs and flowers. A tarmac driveway provides off road parking for two cars. A pathway to either side of the bungalow gives access to the rear low maintenance garden, providing the perfect place for relaxing and socialising. Kilgetty, with its amenities such as supermarket, pharmacy, train station and shops is a short drive away.

Hallway

Enter through uPVC door with frosted glass. Doors to various rooms. Storage cupboard.

Lounge

4.6m x 4.5m (15'1" x 14'9")

Timber framed window to rear and side elevation. Fitted shelving. Living flame gas fire with limestone and marble surround.





Open Plan Kitchen/Breakfast Room and Dining Room

Dining Room

3.65m x 2.56m (11'11" x 8'4")

Doors to the Hallway and Utility Room. Space saving sliding doors to Conservatory. Ample space for family sized dining suite. Archway gives access to the kitchen.

Kitchen/Breakfast Room

3.26m x 2.56m (10'8" x 8'4")

Window to the front. A range of matching wall and base units with co-ordinating worktop. Space and connection for oven, dishwasher and fridge. Composite double sink and drainer with mixer tap over. Archway gives access to the dining room. Vinyl flooring.



Conservatory

3.33m x 2.22m (10'11" x 7'3")

With uPVC windows and French doors giving access to the rear garden. Vinyl flooring.

Utility Room

2.58m x 1.5m (8'5" x 4'11")

Window to the rear. Door to the rear garden. Fitted with a range of base units with stainless steel sink and drainer. Space and connection for a washing machine and tumble dryer. Wall mounted combi boiler. Vinyl flooring.

Bedroom 1

3.3m x 3.27m (10'9" x 10'8")

Double bedroom with window to the front and fitted wardrobes.



Bedroom 2

3.7m x 2.66m (12'1" x 8'8")

Double bedroom with a window to the rear.

Bathroom

3.47m x 1.98m (11'4" x 6'5")

Frosted window to the front. Bath with mixer tap and shower over. Matching WC and pedestal wash hand basin. Partly tiled walls.

Garage

A large garage with a timber framed window to the side, power connected with access to the large loft.





Externally

To the front of the property is a beautifully maintained low maintenance lawn, with a range of mature trees and shrubs. A tarmac driveway provides parking for 2 cars. A pathway either side of the property allows gated access to the rear garden which has a patio area and a large green space laid mainly to lawn, again with a variety of shrubs and trees.

Property Information

We believe the property to be freehold with all utilities mains connected. The property sits within council tax band E.

Directions

From Tenby head north to Kilgetty, continue through the village and under the railway bridge to the school. Take the first right turn, then the second right turn again and No. 15 will be found on the cul-de-sac on the right.





For illustrative purposes only, not to scale.