



40 Oakfield Drive, Kilgetty

Offers In Region Of £299,950

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ESTATE AGENTS



40 Oakfield Drive, Kilgetty

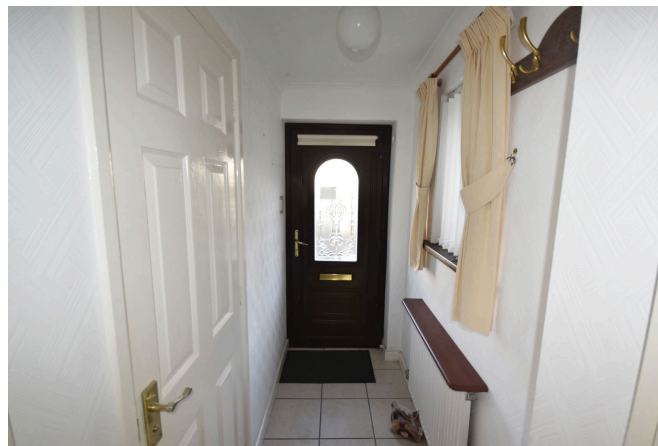






## THE PROPERTY

A spacious and attractive detached house occupying a quiet estate location with well presented accommodation offering Hallway, Lounge/Dining Room, Kitchen, Conservatory and WC downstairs, and Three Bedrooms and a Family Bathroom upstairs. To the front a block paved driveway provides off road parking for two cars, with a small attractive shrubbed area. A pathway to the left hand side of the house gives access to the large south facing rear garden, which is laid to patio on the upper level, and incorporates a quirky 'secret garden', with a wooden utility shed perfect for the green fingered, and providing an ideal place for relaxing and socialising. The property also benefits from a single garage with a Utility Room accessible from both the front and the rear, and is mains connected. Kilgetty has a thriving community and boasts amenities such as a Primary School, Supermarket, Doctors Surgery and Pharmacy, Vets, Train Station and Shops, and the popular beach resorts of Saundersfoot, Wisemans Bridge, Amroth and Tenby are only a short drive or bus route away.



### Porch

0m x 0m (0'0" x 0'0")

Enter through glazed upvc door, window to side, radiator, tiled floor, doors leading to Cloakroom and Hallway

### Cloakroom

1.85m x 0.74m (6'0" x 2'5")

Window to front. tiled floor. WC. corner wash







## Hallway

Laminate wood effect flooring, radiator, access to staircase, under stair cupboard, doors to living area and kitchen

## Living Room

4.07m x 3.84m (13'4" x 12'7")

Large window to front, feature hearth with electric fire, radiator and archway through to dining room

## Dining Room

2.97m x 2.85m (9'8" x 9'4")

Hatch to kitchen, radiator, sliding doors leading to conservatory

## Conservatory

3.48m x 3.26m (11'5" x 10'8")

Polycarbonate roof, windows to all elevations, brick underneath, french doors leading to patio area

## Kitchen

2.94m x 2.93m (9'7" x 9'7")

Window to rear, modern range of wall and base units with matching worktop, integral oven and microwave, 5 hob gas Cooker, granite drainboard sink with mixer tap, boiler, connection for free standing fridge/freezer, tiled walls and floors throughout.

## Landing

Doors to 3 bedrooms, bathroom, airing cupboard and loft hatch

## Bedroom 1

3.85m x 3.28m (12'7" x 10'9")

Window to front, large mirrored fitted wardrobe, radiator

## Bedroom 2

3.27m x 2.99m (10'8" x 9'9")

Window to rear, mirrored built in wardrobe, radiator

## Bedroom 3

2.58m x 2.61m (8'5" x 8'6")

Window to front, radiator





## Garage

3.59m x 2.64m (11'9" x 8'7")

Good sized garage, electric mains box, small storage cupboards attached to wall

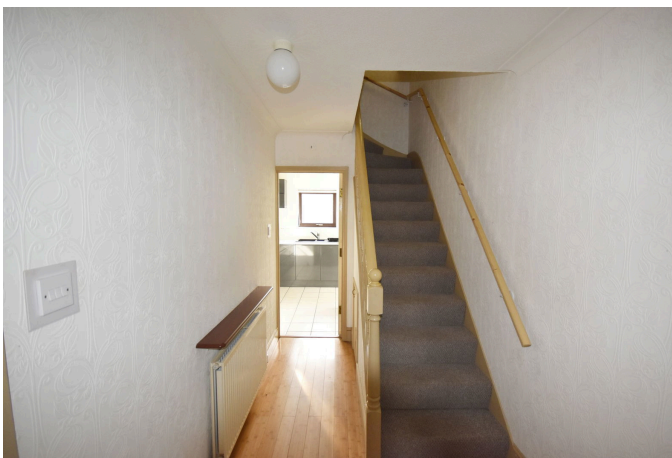
## Utility Room

2.69m x 1.3m (8'9" x 4'3")

Attached to the garage located just outside the kitchen door to the right. Window to rear, wall and base units with worktop, space for washing machine and tumble dryer, heated towel rail

## Externally

Benefitting from a large, private south facing rear garden, it really could be the perfect place for your summer gatherings, al fresco dining with family and friends maybe? Offering a spacious patio area, leading onto a grassed lawn surrounded by shrubs and plants. Just imagine! Conveniently there is a large shed and greenhouse at the bottom of the garden to assist your green fingered adventure.



## Property Information

We believe the property to be freehold and fully mains connected.

The property sits within Council Tax Band E.

## Directions

From Tenby take the A478 towards Pentlepoir, continue through Pentlepoir, take the 2nd exit at the roundabout, 3rd exit at the next, go past Rib and Oyster restaurant, under the railway bridge and take the next left onto Ryelands Lane, take the next right onto Oakfield Drive, drive up for about 200 meters and the property will be on your right.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(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		

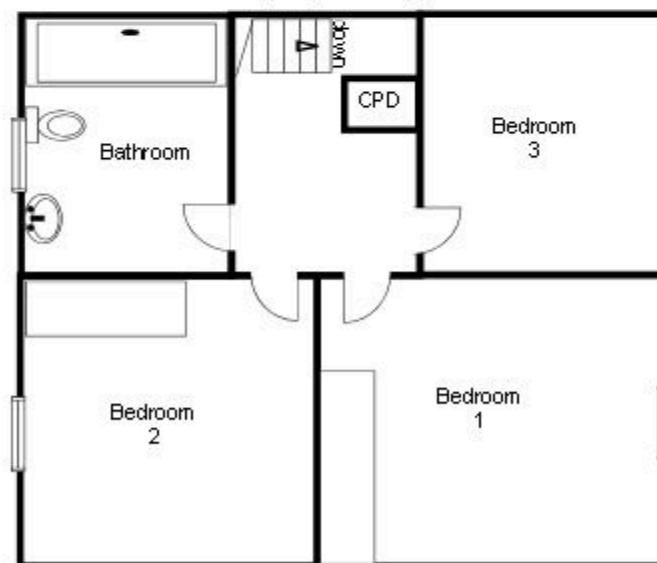
#### Ground Floor

For illustrative purposes only, not to scale.



#### First Floor

For illustrative purposes only, not to scale.



#### Garage/Utility

For illustrative purposes only, not to scale.

