



37 Shillingford Park, Kilgetty

Offers In Region Of £130,000

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THE PROPERTY

THE PROPERTY A rare opportunity to purchase a beautifully presented Park Home located on the residential site of Shillingford Park in the popular village of Kilgetty. The home, which was manufactured around 12 years ago is situated in an excellent position with countryside views and benefits from mains gas and uPVC double glazing throughout. The beautifully presented and deceptively spacious accommodation briefly comprises Hall, Study, Lounge, Kitchen/Dining Room, Two Double Bedrooms; the Master having En Suite Facilities, and Bathroom. Off road parking for one car is provided on a driveway at the side, with additional visitors parking available by the site office. Shillingford Park is within easy walking distance of the many amenities Kilgetty offers, including Chemist, Doctors Surgery, Post Office, Supermarket and Train Station. Shillingford Park can only be occupied by over 50's.



Hall

Enter through glazed uPVC door into Hall. Door to Lounge and Study. Doors to two large built in cupboards.

Study

1.49m x 1.46m (4'10" x 4'9")

Window to front. Door to two large built in cupboards, one housing wall mounted Ideal gas combi boiler. Fitted desk.



Lounge

4.31m x 3.85m (14'1" x 12'7")

Box bay window to the rear. French doors to Dining Area. Door to Inner hall. Gas flame effect fireplace.

Kitchen/Dining Room

5.97m x 3.23m (19'7" x 10'7")

The Dining Area has a window to the rear and French doors to the side which lead out onto a decked seating area. Ample space for four person dining suite.

Kitchen Area

Window to rear and uPVC door to the front. Fitted with a range of wall and base units with matching worktop. Inset stainless steel sink and drainer with mixer tap over. Quality integral appliances comprising fridge, freezer, dishwasher and washing machine. Space and connection for multi-fuel cooker with extractor over. Part tiled walls. Vinyl flooring.



Inner Hall

Doors to various rooms. Hatch to loft space.

Master Bedroom

2.99m x 2.96m (9'9" x 9'8")

Window to side. Door to walk in wardrobe. Door to En Suite Shower Room. Fitted bedroom suite comprising wardrobes and dressing table.

Master En Suite

Frosted window to front. Fitted with matching suite comprising WC, wash hand basin in vanity, and mains shower in glazed enclosure. Part tiled walls. Vinyl flooring. Extractor.



Bedroom 2

2.9m x 2.48m (9'6" x 8'1")

Window to side. Fitted double wardrobe and storage.

Externally

Outside there is parking for one vehicle and there are further spaces for visitors within 20 yards. Garden is laid mainly with shingle that wraps around the property, and a decked seating area accessed from the dining area provides a lovely spot to sit out with a cuppa. There is also garden shed. Steps lead up to both the front and kitchen doors.

Property Information

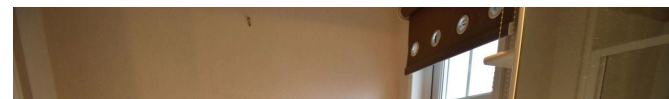
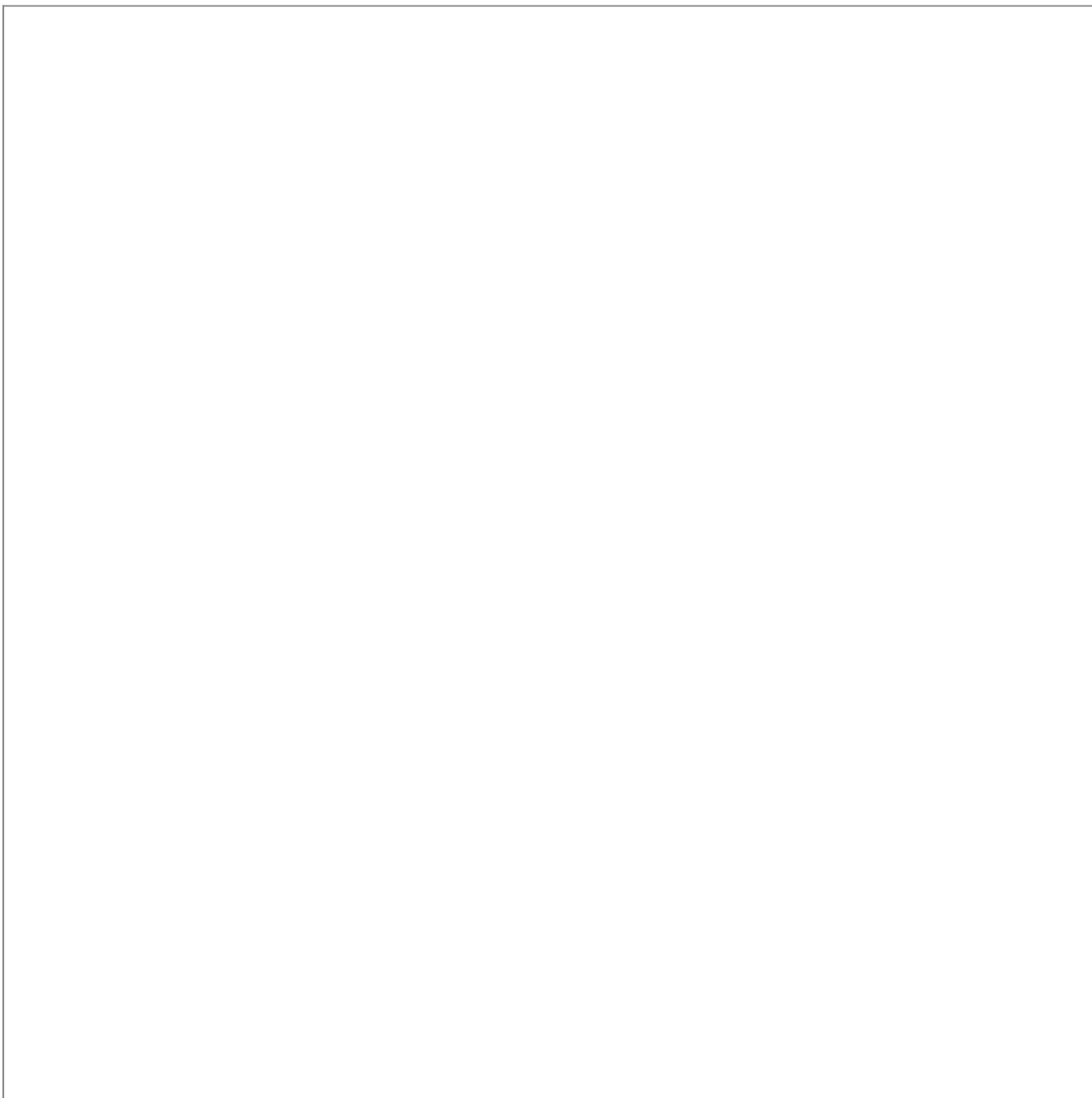
Park homes are neither Freehold or Leasehold, according to the Mobile Homes Act 2013. Instead, park homes are purchased as static caravans, and the land is owned by the park

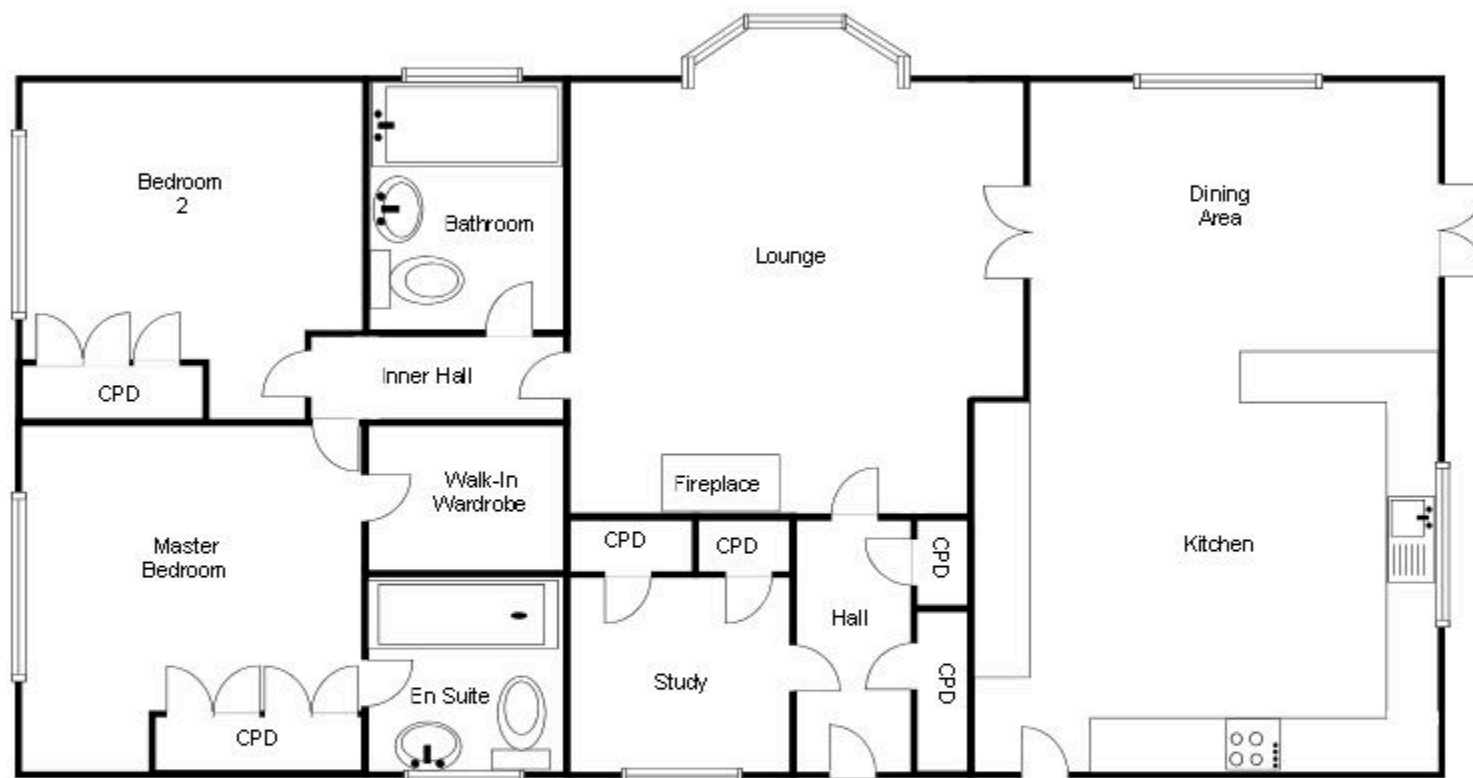




Directions

From Tenby head north on the A478 to Kilgetty. At the first roundabout proceed straight across to the second roundabout and turn right into Kilgetty. Continue on this road (Carmarthen Road) for a short distance and Shillingford Park will be found on the right hand side after the railway bridge.





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For illustrative purposes only, not to scale.