



3 Hill Rise, Kilgetty, SA68 0QS

Offers In The Region Of £159,995

Detached bungalow with considerable scope for improvement

Affording a kitchen, living room, bathroom and 2 bedrooms

Upgrading required throughout

Garage and off road parking

Low maintenance grounds to the front and rear

No forward chain.

Situation

Within the mature and popular residential development at Hill Rise which is nicely set away from the A478 roadway, being conveniently located to the town of Kilgetty which offers a good range of services which cater for all day-to-day needs. Village amenities briefly include a Co-Op mini market store, post office, doctor's surgery, pharmacist, primary school, public houses, restaurants, and sports clubs etc. In addition, the town has the benefit of a train station which provides a connecting service to the larger town of Carmarthen and the village lies within half a mile or so of the A477 (St Clears to Pembroke Dock) main road. The popular town of Narberth lies within 7 miles or so and offers a diverse range of shops, restaurants, delicatessen, independent shops, and public houses etc., whilst the coastal resort of Tenby lies some 5 miles distant from the property. The larger towns of the area such as Pembroke and the county town of Haverfordwest lie approximately 9 miles and 14 miles respectively from the village of Kilgetty and both offer a comprehensive array of commercial, educational, and recreational facilities.

Directions

From the direction of Narberth, take the A478 roadway to Kilgetty, passing through the villages of Templeton and Begelly. At the first roundabout take the second exit signposted Tenby/A478, taking the third exit at the second roundabout signposted Tenby/A478, just before the signpost for Pentlepoir take the right hand turning into Hill Rise and No. 3 will be seen on the right hand side. For Sale board will be erected on site. The postcode for the property is SA68 0QS.

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Description

A detached and improvable bungalow occupying a pleasant position within a popular residential cul de sac development just outside the villages of Kilgetty and Pentlepoir, yet set away from the A478 roadway. Ripe for improvement the property comprises a narrow front porch, kitchen, living room, bathroom and two bedrooms and would be ideally suited as a starter, investment or retirement home. A property with considerable potential and appeal being only 5 miles distant from the coastal resort of Tenby. Standing within low maintenance grounds and benefitting from off road parking, the property is described in more detail with (approx. dimensions only):

Ground Floor

Front Porch 20' x 2'10" (6.10m' x 0.61m'3.05m")

Of block and brick construction, overlooking the front garden with access to either side of the property. Built in storage cupboards at base level and door to:

Kitchen 9'6" x 9'4" (2.74m'1.83m" x 2.74m'1.22m")



Overlooking the fore affording a range of base and wall mounted units with complimentary work surface above, incorporating a stainless-steel sink with double drainer unit and plumbing for an automatic washing machine. Space for a free-standing electric cooker and fridge/freezer, partly tiled walls, radiator, laminated floor, and a polystyrene tiled ceiling. A side door leads to a very compact side porch area (3'2" x 1'5") with handrails which immediately leads to an external door.

Living Room 10'5" x 15'7" (3.18m x 4.75m)



Overlooking the fore with radiator, polystyrene tiled ceiling, whilst the focal point of the room being the open fireplace with stone surround.

Inner Hallway

Incorporating a built-in shelved airing cupboard which houses the hot water cylinder, loft access, polystyrene tiled ceiling, radiator, and a door leads to a small rear porch area with another door to the outside. Doors lead to:

Bathroom 5'10" x 6'6" (1.78m x 1.98m)

Incorporating the usual 3-piece suite of W.C., wash hand basin and bath with 'Mira Advance' shower above the side of the bath. Glazed window to the side, tiled walls, and a radiator.

Bedroom 1 6'6" x 10'2" (1.98m x 3.10m)



Window to the side with radiator and polystyrene tiled ceiling.

Bedroom 2 10' x 10'4" (3.05m x 3.15m)



Window to the rear with radiator and polystyrene tiled ceiling.

Externally



From the estate road a tarmac driveway gently slopes to the side of the property and the detached garage/workshop. The front garden combines a low maintenance area which is laid to gravel and incorporates numerous rose plants and a variety of shrubs. A concrete pathway from the front garden leads to the rear of the

property which combines raised flower beds, mature shrubs, paved patio, and gravel sections providing a very low maintenance outside space. A coal bunker is attached to the rear of the property and a garden gate leads to the side driveway which provides off road parking.

Detached Garage/Workshop 8' x 19'9" (2.44m x 6.02m)

With double doors to the fore, concrete floor, steel sheeted walls under a concrete sheeted roof which we assume contains asbestos materials.

Services

We understand that the property has the benefit of mains water, electricity and drainage system.

Tenure: Freehold with vacant possession upon completion (legal adviser to confirm).

Local Authority: Pembrokeshire County Council

Property Classification: Band D - Annual Charge 2023/24 £1,688.51 (online enquiry only)

General Remarks

An excellent opportunity to acquire an improvable detached bungalow in a very pleasant location. Viewing is highly recommended. NO CHAIN.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.8 Mbps upload and 7 Mbps download and Superfast 20 Mbps upload and 80 Mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Likely & Data - Likely

Three Voice - Likely & Data - Likely

O2 Voice - Likely & Data - Likely

Vodafone Voice - Likely & Data - Likely

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was

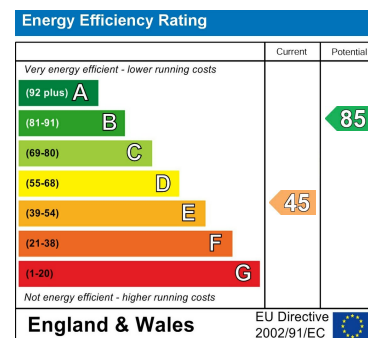
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Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.