



## 30 Newton Heights Kilgetty SA68 0ZB

£325,000

House  
Freehold



A well-presented detached 3-bedroom house, on a spacious corner plot in a quiet cul-de-sac. The house has ample living space, with a kitchen/diner, and separate lounge, each with double doors out to the rear garden. The ground floor also has a shower room, with the bedrooms and bathroom upstairs.

Externally, there is off-road parking, a single garage, and spacious rear garden, plus additional lawned areas to the front and side. The enclosed garden offers a variety of areas to enjoy, including a patio space, lawn, decked sitting area, and upper level with beds for planting and a timber shed.

Kilgetty is a popular village with amenities including shops, supermarket, doctors' surgery, post office, and public transport links. The seaside resorts of Saundersfoot and Tenby offer popular beaches, and a variety of leisure, retail, and dining options just a few minutes' drive away.



LOCK HOUSE C.1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Detached House**
- **Large Garden**
- **Separate Living Room**
- **Modern Build**

- **Corner Plot**
- **Garage**
- **Kitchen/ Diner**
- **Quiet Cul-De-Sac**

#### Hallway

Step through the front door into the hall, with storage cupboard, space under the stairs for additional storage, and the downstairs shower room.

#### Living Room

A bright lounge, with large triple-window to the front, and French doors leading out on to the rear patio.

#### Kitchen/ Diner

A modern kitchen with base and wall units, with integrated appliances including dishwasher, fridge/freezer, electric oven, gas job and extractor over, and sink to the front.

The gas combi boiler in the corner cupboard.

#### Downstairs Shower Room

Suite comprising corner shower unit (with mains fed shower), WC, pedestal sink, heated towel radiator, and obscure window to the rear.

#### Bedroom 1 + Ensuite

An en-suite double bedroom to the front of the property, with space for a range of freestanding furniture, and window to the front.

The en-suite has a corner shower, WC, sink, towel radiator, and obscure window to the front.

#### Bedroom 2

A double bedroom to the front, with space for furniture and a window to the front.

#### Bedroom 3

A single bedroom to the rear, with a window looking out over the garden.

#### Bathroom

A family bathroom with suite comprising WC, bath with shower over, sink, towel radiator, and obscure window to the rear.

#### Garage

The garage is approximately 6.1m x 3.2m and has a door into the garden, electric and lighting internally, with an up and over door to the front, and space for storage in the pitch of the roof.

#### Garden

The rear garden has a patio at the lower level, with access to the front and side through wooden gates. The levels above are landscaped into different areas to enjoy, with a decked space for seating, raised area with planting beds, a timber shed, and a small water feature. The garden is enclosed by brick wall, and timber fencing.

Please note, the front and side lawns also belong to the property.

#### Please Note

We are advised that mains gas, electric, water and drainage is connected to the property.

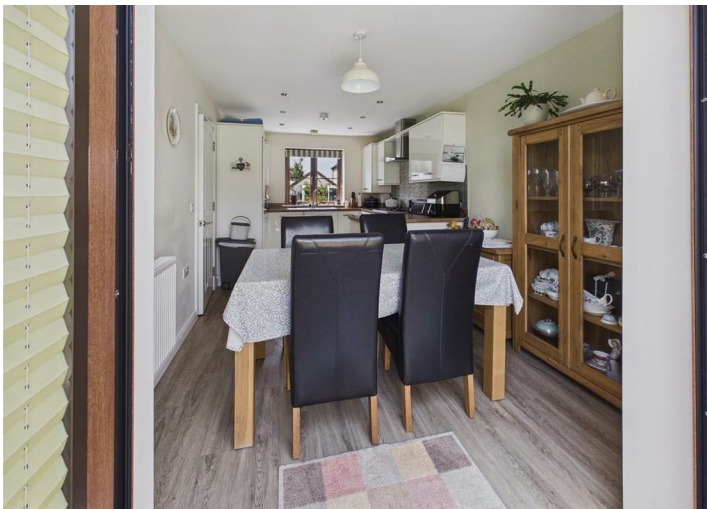
The Pembrokeshire County Council Tax Band is E - approximately £2,647.27 for 2026/27.

We respectfully request that viewings are to be conducted by prior appointment with the agent only, and initial queries are welcome.

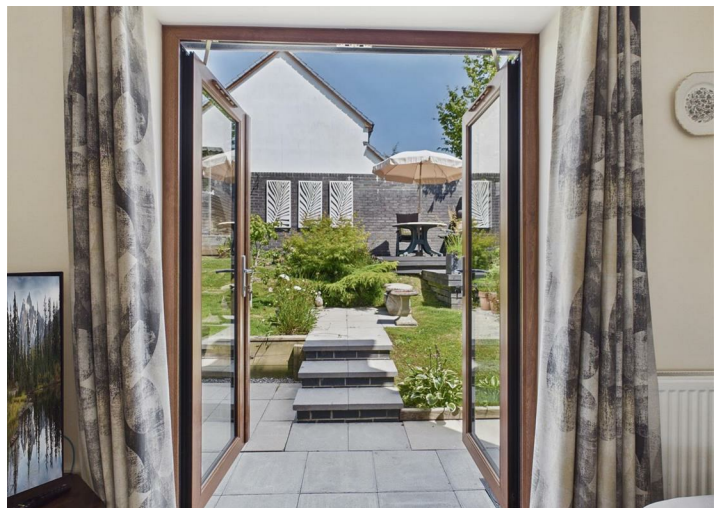


When entering Kilgetty from the Begelly roundabout (A478 side), turn left into James Park. Continue up the hill, following signs for Newton Heights. Number 30 is the blue house on the left towards the end of the estate, on a corner plot.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









# Floor Plan



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.