

Approx Gross Internal Area  
223 sq m / 2405 sq ft

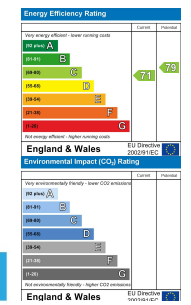


**44 Oakfield Drive, Kilgetty, Pembrokeshire, SA68 0UD**

- Detached Dormer Bungalow
- Very Well Presented
- Well Maintained Gardens
- Popular Residential Area
- Gas Central Heating
- Up To Five Bedrooms
- Off Road Parking
- Integral Garage
- Two Family Bathrooms
- EPC Rating: C

**Offers In Excess Of £415,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



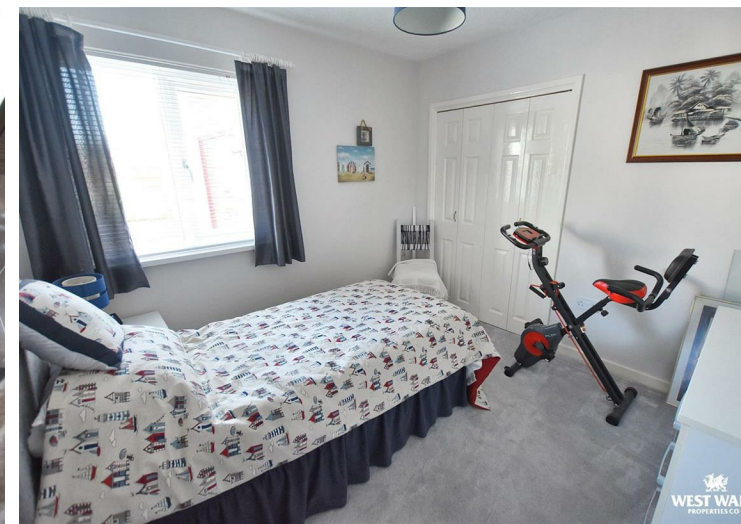
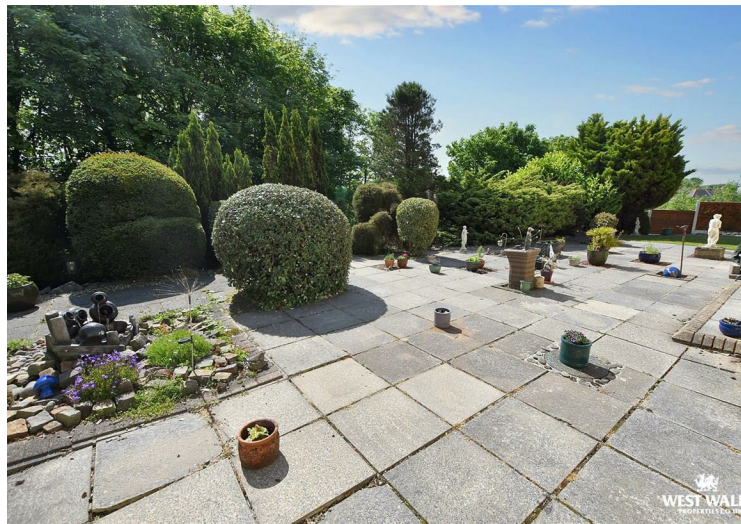
VIEWING: By appointment only via the Agents.  
TENURE: Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Property has Mains Drainage, Mains Electric, Mains Water, Mains Gas  
HEATING: Gas  
TAX: E

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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Welcome to 44 Oakfield Drive. This very well presented detached dormer bungalow is located in a popular residential cul-de-sac convenient to surgeries, shops and public transport links. The layout of the ground floor briefly comprises of an entrance hall, open plan living and dining room, kitchen with space for utility appliances, three double bedrooms and a family bathroom. On the first floor is a superb master bedroom with adjoining dressing room/office, a further office/bedroom and a bathroom with separate shower room. The property is in a good decorative order with double glazing and gas central heating.

Externally, the property is situated on a generous plot with a beautifully maintained garden, comprising of a patio seating area, lawned gardens and mature shrubs and trees well positioned for privacy. To the front is a driveway providing off road parking and access to the integral single garage.

This is a fantastic family home offering the space and versatility to suit any family dynamic. Viewing is highly recommended!

Kilgetty has a number of amenities including a school, shops, railway station, and supermarket. Just a short drive away is the seaside village of Saundersfoot. Located at the foot of a picturesque wooded valley its appeal is due to the superb sandy beaches and the attractive harbour, which provide unrivalled opportunities for water-sports, beach games, and fishing. Saundersfoot also provides easy access to Wisemans Bridge where the beach is the starting point of the 186 mile Pembrokeshire Coast Path. Nearby is Colby Woodland Gardens, owned by The National Trust. Kilgetty is a peaceful village in the heart of rural Pembrokeshire, just a few miles from the coastal resorts of Tenby and Saundersfoot, and within easy reach of several other splendid beaches.



**DIRECTIONS**

Leaving the Tenby office follow the A478 to the New Hedges roundabout. Take the first exit taking you through Wooden and Pentlepoir, following the road down the hill until you reach the roundabout. Take the 2nd exit and enter the next roundabout, taking the 3rd exit into Kilgetty. Follow the road passing underneath the bridge for the railway line. Turn left onto Ryelands Way and then turn right onto Oakfield Drive, where the property will be found on the right hand side.  
 WhatThreeWords:///vibrates.romantics.luring

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.