



Penrhiw, Carmarthen Road, Kilgetty OFFERS IN REGION OF £149,950

- **Character Terrace Cottage**
- **Two Bedrooms**
- **Garden and Patio Area**
- **Close to all Amenities**
- **Ideal First Time Buyer**
- **Perfect Holiday Home**
- **Investment Potential**
- **EER - E**

THE PROPERTY

A Terraced Cottage, full of character in an ideal location, quiet but close to all amenities. The accommodation comprises Kitchen/Diner, Hall, Sitting Room on the Ground Floor and on the First Floor there is a Landing, Two Bedrooms and a Bathroom. A good sized garden and paved patio area with mature flower and shrub borders gives plenty of space for al fresco BBQs and socialising. Kilgetty, with its amenities such as supermarket, pharmacy, train station and shops is within a few yards walk of this lovely cottage.

GROUND FLOOR

KITCHEN/DINER

12' 1" x 12' 0" (3.68m x 3.66m)

Enter via double glazed front door into the kitchen/Diner. Windows to front and rear. Range of wall and base kitchen units with matching worktop. Built in electric oven and gas hob with extractor over. 1.5 sink and drainer. Space and plumbing for washing machine. Doors to two storage cupboards. Beamed ceiling. Tiled walls and flooring. Door to Hall.

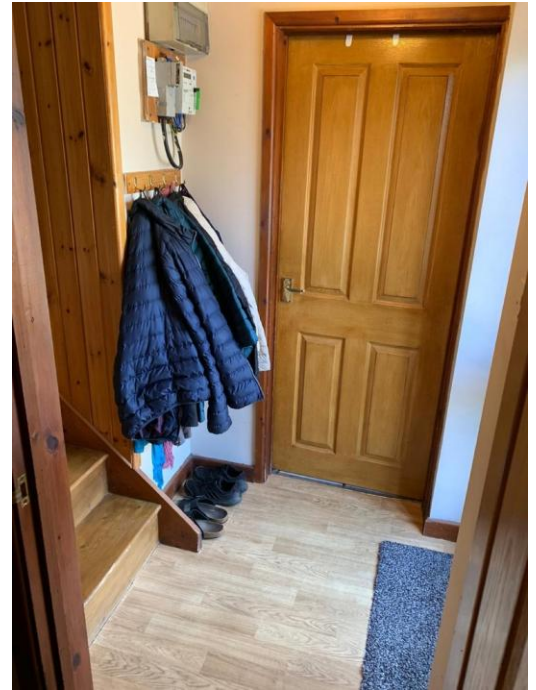


REVERSE VIEW



HALL

Multi pane door to garden. Stairs to First Floor. Door to Sitting Room



SITTING ROOM

11' 11" x 10' 9" (3.63m x 3.28m)

Window overlooking garden. Feature pointed stone wall incorporating fireplace with coal effect gas fire. Beamed ceiling.



FIRST FLOOR

LANDING

Window overlooking garden. Doors to various rooms



BEDROOM 1

12' 0" x 10' 11" (3.66m x 3.33m)

Window overlooking garden. Velux. Exposed roof timbers. Built in cupboard.



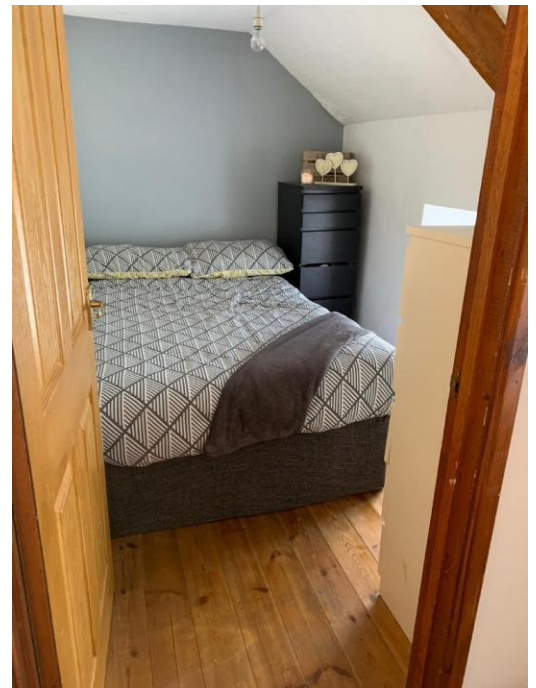
REVERSE VIEW



BEDROOM 2

9' 7" x 6' 2" (2.92m x 1.88m)

Window overlooking garden. Exposed roof timbers.



BATHROOM

9' 6" x 5' 6" (2.9m x 1.68m)

Bath with flexi shower over. Wash hand basin. WC.
Exposed roof timbers. Tiled.



EXTERNAL

A good sized garden which has a BBQ area, a
lawned area and a paved patio area. Timber shed.
Pedestrian access from village road.

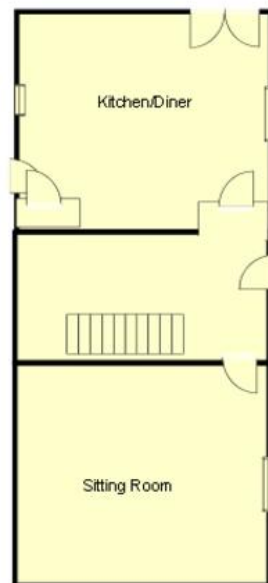


DIRECTIONS

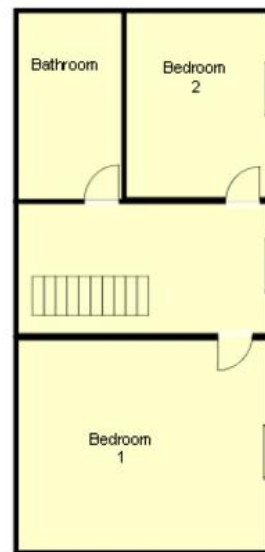
On entering Kilgetty from the Begelly roundabout on the west side, take the lane immediately after passing the co op on the right hand side. Penrhiw is on the left hand side.

FLOOR PLAN

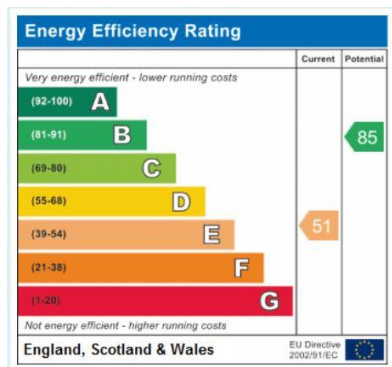
Ground Floor
For illustrative purposes only, not to scale.



First Floor
For illustrative purposes only, not to scale.



ENERGY PERFORMANCE GRAPHS



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