



Melrose Kingsmoor Road, Kilgetty – SA68 0QP  
£295,000

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## Melrose Kingsmoor Road

Kilgetty, Kilgetty

A traditional yet modernised detached 3 bedroom bungalow, situated conveniently within the popular village of Kilgetty. This classic bungalow has lovely features to include bay windows, wooden parquet flooring and tall ceilings, plus modern and extended accommodation with a spacious kitchen/diner and living room with patio doors leading out to a lovely colourful garden. There is a private driveway providing ample off road parking, a detached garage and gardens to both the front and rear. Viewing is a must to appreciate this unique property in its entirety.

**EPC : C**

**Council Tax band: D**

**Tenure: Freehold**



## **Situation**

The property is conveniently located to the large village of Kilgetty, which offers a good range of services which cater for all day-to-day needs. Amenities briefly include a Co-Op supermarket, post office, doctor's surgery, pharmacist, primary school, public houses, restaurants etc. In addition, the village 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 south coast with popular resorts at Tenby, Saundersfoot etc are also within easy driving distance from this excellent location.

## **Accommodation**

Front door opens into:

### **Entrance Hall**

Wood parquet flooring, radiator, access to loft, doors to bedrooms and bathroom, door to:

### **Kitchen Diner**

Dining area with fireplace housing a woodburning stove, double glazed window to side, radiator, built in storage cupboards, kitchen area with a fitted range of storage units, worktops, stainless steel sink, electric hob, extractor hood over, built in eye level double oven, fridge freezer, dishwasher, double glazed windows to side and rear, external double glazed door to rear, oak flooring, opening to:

### **Living Room**

Double glazed sliding external doors to rear garden, continuation of oak flooring, door to:

### **Side Porch**

Double glazed door to side, doors open to:

### **Cloak Room**

Comprising a W.C, wash hand basin set in a vanity storage unit, tiled flooring, frosted double glazed window to side.

### **Utility**

Fitted storage cupboards, single drainer sink, plumbing for washing machine, tiled flooring, double glazed external door and window to rear.

### **Bedroom 1**

Double glazed bay window to front, radiator.

### **Bedroom 2**

Double glazed bay window to front, wood parquet flooring, fireplace, radiator.

### **Bedroom 3**

Continuation of wooden parquet flooring, radiator, double glazed window to side, Velux roof window.

### **Bathroom**

Tiled flooring, bath with shower over, W.C, wall hung wash hand basin, heated towel radiator, Velux roof window, part tiled walls, tiled floor.

### **Externally**

To the front of the property there is a gravelled driveway leading up along side the bungalow and provides ample off road parking space as well as access to a detached single garage. There is a mature front garden with decked seating area, lawn and established borders. Side access leads to the rear of the property where there is a beautiful garden full of colour and array of plants and shrubs. A sunny patio is a lovely stand out feature to the garden which also has an outside bar/open fronted garden room, summer house and greenhouse. Overall this property boasts fantastic indoor and outdoor spaces which must be viewed to be fully appreciated.

## **Directions**

From Narberth, travel down the main A478 to the roundabout junctions at Begelly/Kilgetty and travel straight over as if heading towards Pentlepoir, but after the second roundabout take the first left hand turning onto Kingsmoor Road, as identified by our JJMorris pointer sign. Continue along this road and until you easily find the property on your right hand side, identified by our JJMorris For Sale sign.

## **Utilities & Services**

Heating Source: TBC Services – Electric: Mains Water: Mains Drainage: Mains Local Authority: Pembrokeshire County Council Council Tax Band: D Tenure: Freehold and available with vacant possession upon completion. What Three Words: //sharpened.flicked.contemplate

## **Broadband Availability**

According to the Ofcom website, this property has standard, superfast and ultrafast broadband available, with speeds up to :

Standard 0.6mbps Upload and 5mbps Download

Superfast 8mbps Upload and 37mbps Download

Ultrafast 220mbps Upload and 1800mbps 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 & Data – 82%

Three Voice & Data – 73%

O2 Voice & Data – 64%

Vodafone Voice & Data – 78%

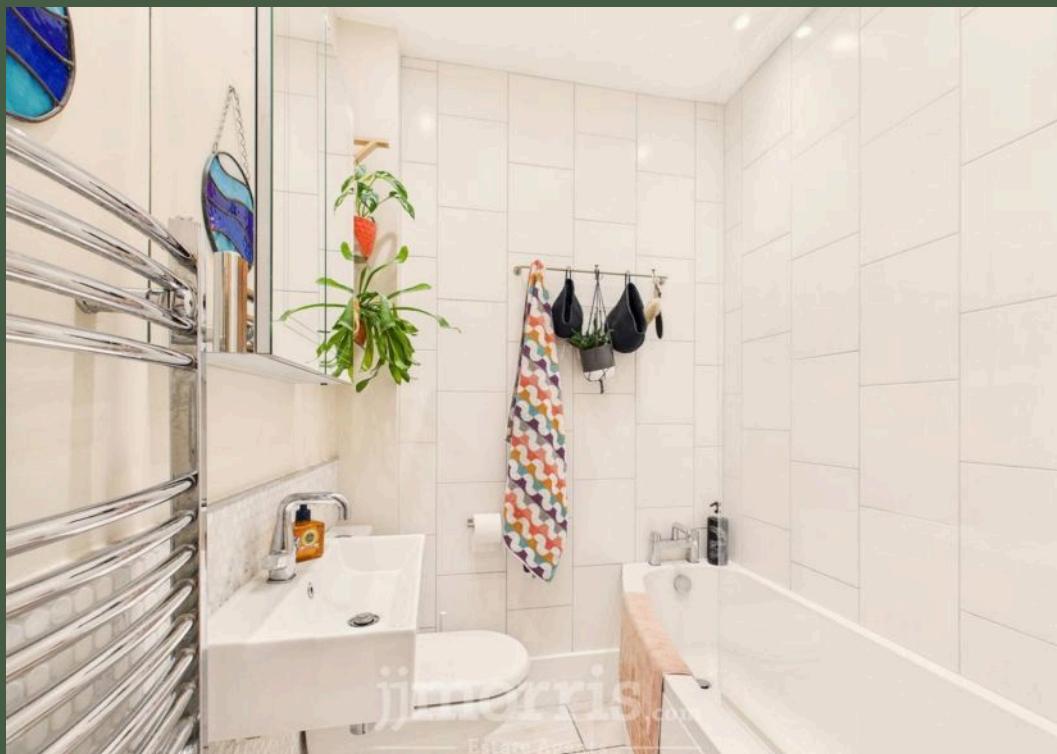
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

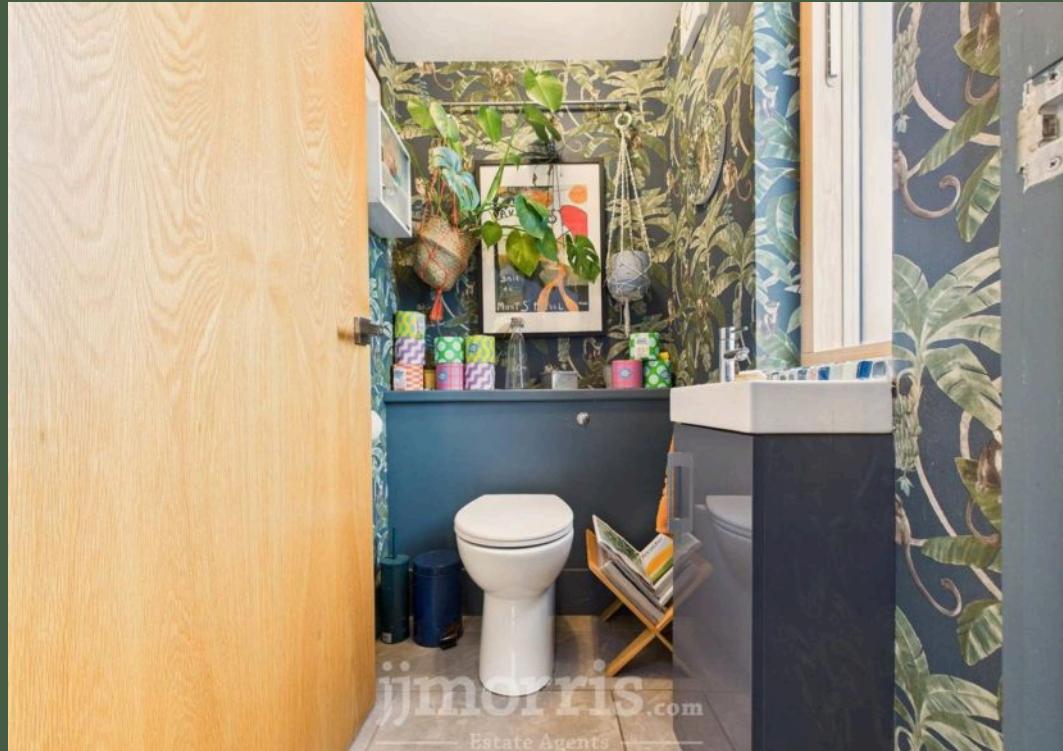
## **Anti Money Laundering and Ability To Purchase**

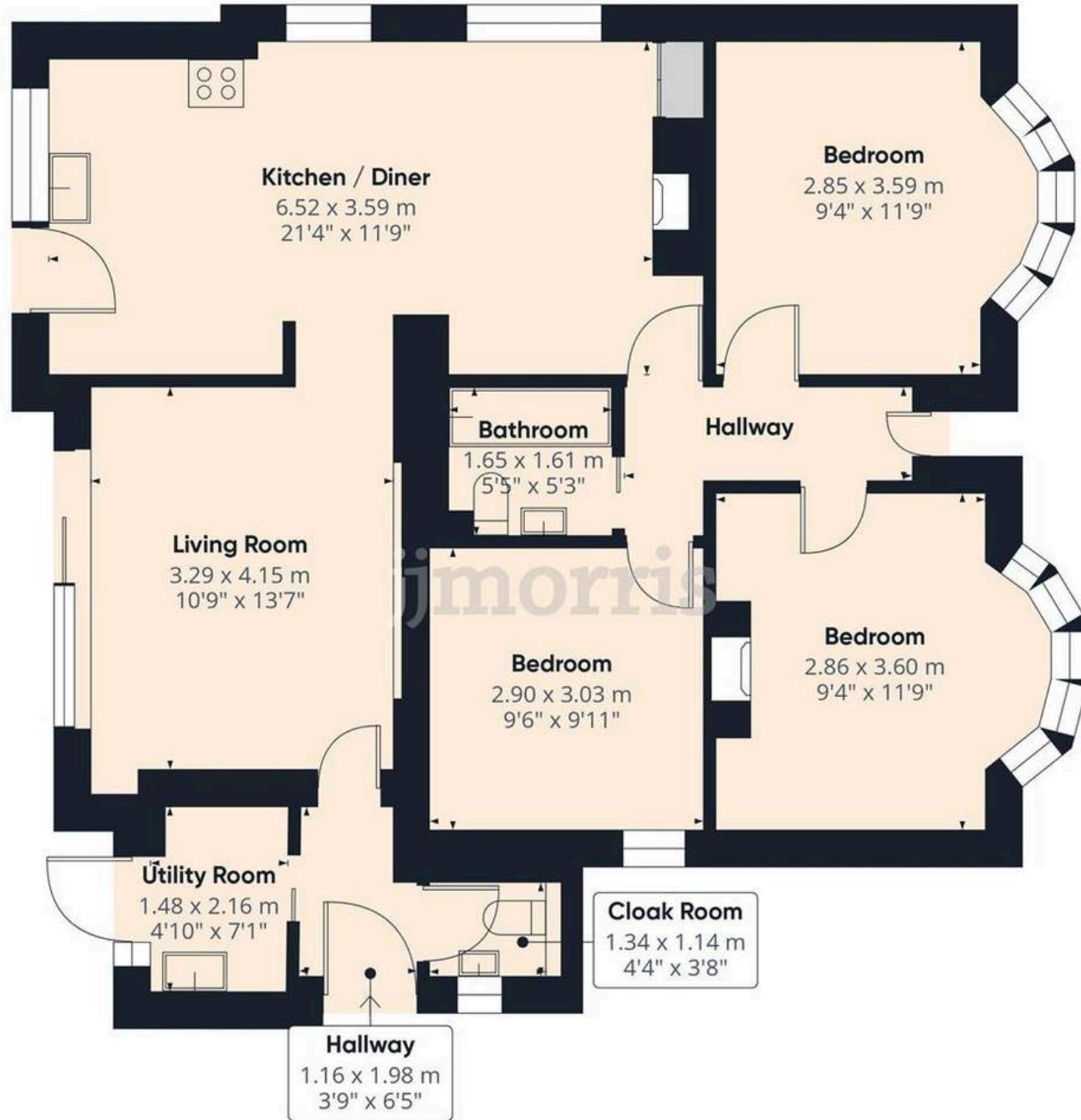
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.













## JJ Morris Narberth

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