

# John. Francis

www.johnfrancis.co.uk



**NEW  
INSTRUCTION**



## **6 Shillingford Park, Kilgetty SA68 0YD**

**Offers in the region of £92,000**

**Cosy Park Home  
Retirement Park For Over 50's  
Lounge, 2 Bedrooms,  
Gas Central Heating System, Gardens & Parking  
Close To Village Amenities & Shops**

John Francis is a trading name of John Francis (Wales) Ltd which is Authorised and Regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## DESCRIPTION

This Cosy Park Home, is double glazed and also has gas fired central heating throughout. It is located to benefit from the very pleasant semi rural aspect on this sunny pitch.

The property comes with lounge, kitchen with fitted worktops, 2 Bedrooms, bathroom and an easily maintained garden to the back. Shillingford Park is designed to cater for retired and semi retired people only over the age of 50. It is located close to the railway station within the village of Kilgetty, which offers good local amenities including a supermarket, Dr's surgery, chemist, various shops and pubs. There is a National bus link and the main trunk road to and from the area is nearby making for ease of access.

## ENTRANCE HALLWAY

11'02 x 4'07 (3.40m x 1.40m)

Accessed through main side door, Carpeted floors, single built in cupboard, window to the fore, single radiator, ceiling light

## LOUNGE

11'06 x 10'11 (3.51m x 3.33m)

Carpeted floors, window to the side, French Doors leading out to garden, multiple ceiling lights.

## KITCHEN

11'06 x 9' (3.51m x 2.74m)

Carpeted floors, dual aspect windows to each side, double radiator, multiple ceiling lights, space for washer and fridge freezer, 4 ring gas hob, newly installed electric belling oven and grill, cupboard housing gas fired Worcester boiler

## BATHROOM

6'08 x 5'06 (2.03m x 1.68m)

Carpeted floors, white suite comprising low level WC and Hand wash basin, walk in shower, window to the side, heated towel rail, extractor fan, ceiling light

## BEDROOM 1

11'06 x 8'08 (3.51m x 2.64m)

Carpeted floors, double built in wardrobe, window to the fore and side, single radiator, ceiling light.

## BEDROOM 2

8'09 x 5'06 (2.67m x 1.68m)

Carpeted floors, single built in wardrobe, window to the side, single radiator, ceiling light

## EXTERNALLY

To the front is a parking space for a single car and a gravelled area

To the back is gravelled and lawn areas, 2 storage units.

## SERVICES

We are advised that mains electricity and gas is connected. The water and sewerage is metered through the site and accounted for separately.

## COUNCIL TAX BAND

We are advised the property has a council tax band C.

## VIEWING

By appointment with the selling Agents on 01834 842 859 or e-mail [tenby@johnfrancis.co.uk](mailto:tenby@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

## TENURE

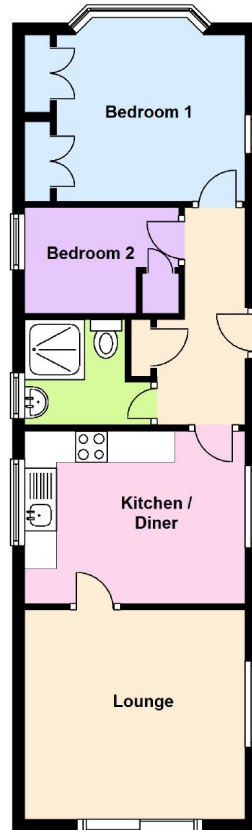
We are advised that the property is Leasehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From Tenby Proceed to Kilgetty, approx 5 miles, drive through the village and pass under the railway bridge and then turn right and then left into Shillingford Park. Carry on through the park and the property is located on the right by our For Sale Poster in the window



## Ground Floor

Approx. 476.4 sq. feet

Total area: approx. 476.4 sq. feet

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