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## 65 Oakfield Drive, Kilgetty

A Detached Three Bedroom Bungalow in a quiet residential Cul De Sac in the village of Kilgetty. The property benefits from newly installed Everest Upvc double glazing and gas combination boiler installed within the last two years. To the rear of the property there is a lovely conservatory which opens out onto the low maintenance south facing rear garden which is fully enclosed and totally private and acts as a real sun trap as it is very sheltered. To the front there are shrubbed gardens and off road parking for two cars. Kilgetty benefits from Co-op Supermarket, Doctors, Chemist, Train Station and Post Office and is on the main National Express route. EPC Rating D.

**£189,950**

**Tenure Freehold**



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



## CONSERVATORY



## LOUNGE



## **DIRECTIONS**

As you come into the village of Kilgetty from the Begelly roundabout, pass the Co-Op on the right hand side and carry on through the village and underneath the railway bridge. Turn left into Ryelands Lane and take the first right into Oakfield Drive. Upon entering the Cul De Sac drive straight ahead to the top, round the slight bend, and number 65 is located on your left hand side.

The property is entered via a Upvc obscure glass panel front door which opens into the hallway.

## **ACCOMMODATION COMPRISES**

Lounge. Kitchen/Diner. Three Double Bedrooms. Family Shower Room.

OUTSIDE: - Off Road Parking for Two Cars. Private Enclosed Rear Garden.

## **HALLWAY**

Hallway has ceiling light point, central heating radiator, loft access hatch and airing cupboard.

## **KITCHEN/DINER**

*15'2 X 14'3 (4.62M X 4.34M)*

Kitchen/Diner has two ceiling light points, Upvc obscure glass panel door to the rear of the property, ceiling light well, Upvc double glazed windows, one to the front and one to the side and central heating radiator. Fitted kitchen comprises a number of wall and floor mounted units, four ring gas hob with extractor fan over and electric oven under and single stainless steel sink with mixer tap. Kitchen also houses the Worcester gas combination boiler, installed within the last two years, has space and plumbing for washing machine and dishwasher, space for a tall fridge/freezer and larder style cupboard.



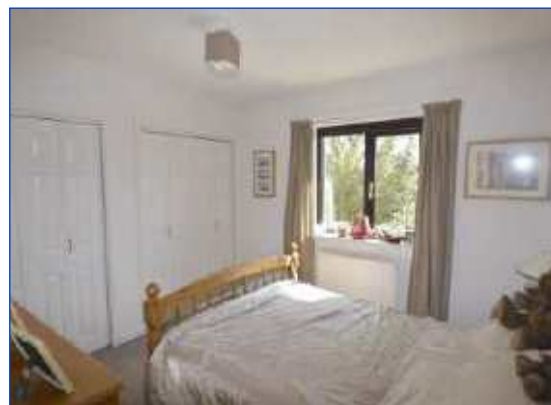
## **REVERSE VIEW**



## MASTER BEDROOM

10'8 X 9'6 (3.25M X 2.90M)

Master bedroom has ceiling light point, Upvc double glazed window to the rear overlooking the enclosed garden, wall to wall fitted wardrobes and central heating radiator.



## SHOWER ROOM

9'5 X 5'5 (2.87M X 1.65M)

Shower room has ceiling light point, Upvc double glazed obscure glass window to the side, shower cubicle with mains shower, pedestal wash hand basin, close coupled WC and central heating radiator.



## BEDROOM TWO

10'6 X 9'6 (3.20M X 2.90M)

Bedroom two has ceiling light point, Upvc double glazed window to the rear and central heating radiator.



## LOUNGE

15'5 X 13'8 (4.70M X 4.17M)

Lounge has ceiling light point, Upvc double glazed window to the front, central heating radiator, sliding doors opening to the conservatory, TV point and gas flame effect fire with solid wood surround.



## REVERSE VIEW



## BEDROOM THREE

*17'0 X 9'3 (5.18M X 2.82M)*

Bedroom three has ceiling light point, Upvc double glazed window into the conservatory and another to the front of the property and central heating radiator.



## CONSERVATORY

*12'1 X 8'10 (3.68M X 2.69M)*

Conservatory is Upvc double glazed and has French doors opening to the enclosed rear garden.



## OUTSIDE

Outside to the front of the property is a tarmac driveway with parking for two cars. Steps lead down to the front of the property and a path leads down the left hand side to the rear garden which has a large patio for table and chairs and mature shrub borders. There is also a shed and a pedestrian gate to the side.





**NOTE**

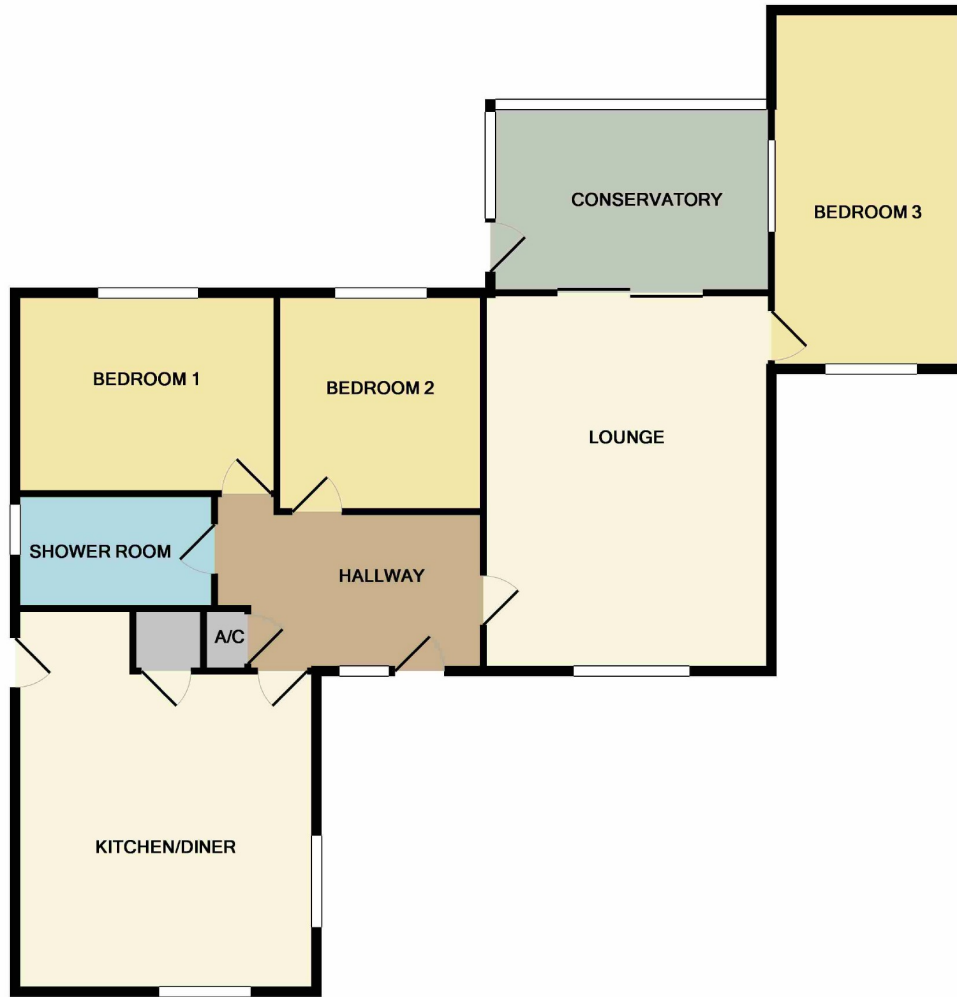
The Council Tax for 2017/18 is - £1367.09

**COUNCIL TAX BAND**

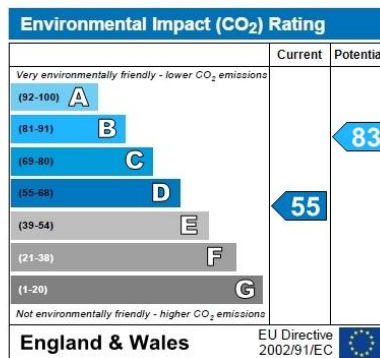
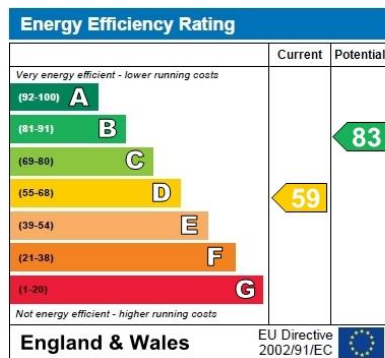
The Council Tax Band for this property is - Band E

# FLOOR PLAN

Not To Scale - For Illustration Purpose only



OAKFIELD DRIVE, KILGETTY  
 TOTAL APPROX. FLOOR AREA 1134 SQ.FT. (105.3 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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