

John. Francis

www.johnfrancis.co.uk

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The Property
Ombudsman



NEW PRICE



8 Shillingford Park, Kilgetty SA68 0YU

Offers in the region of £89,950

**Cosy Detached 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 Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, 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.

RW/WJ/43312/270515

DESCRIPTION

This Cosy 2 Bedroom Park Home, is double glazed and also has gas fired central heating throughout. It is located to benefit from the very pleasant aspect on this sunny pitch.

As well as 2 bedrooms the property comes with lounge, kitchen with fitted worktops and appliances, 'jack and jill' bathroom and an easily maintained garden to the rear. 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.

LOUNGE

11'6 x 9'10 (3.51m x 3.00m)

Carpet, ceiling light, box window to fore and window to side, door to side leading outside, electric fire in elaborate surround. Arch to;

KITCHEN

11'6 x 7'9 (3.51m x 2.36m)
Vinyl flooring, space for fridge, washing machine, Baumatic gas hob, gas oven, worktop over, stainless steel sink with drainer unit, tiled

splashbacks, window to fore and back, single radiator, extractor fan, archway entrance to lounge.

HALL

Main double glazed side entrance door, timber laminate flooring, radiator and cloak storage cupboard.

BEDROOM 1

11'6 x 7'11 (3.51m x 2.41m)

Window to side, single radiator, carpet, textured ceiling, ceiling light, fitted wardrobes, access into bathroom.

BEDROOM 2

8'5 x 7'11 (2.57m x 2.41m)

Window to fore, single radiator, carpet, textured ceiling, ceiling light, fitted wardrobe.

BATHROOM

8' x 4'11 MAX (2.44m x 1.50m MA X)

Vinyl floor, textured ceiling, single radiator, ceiling light, window to fore, Jack and Jill doorway leading into bedroom 1 and hallway, white suite comprising panelled bath with Triton shower over and screen fitted, low level WC, wash hand basin, wallpapered walls.

EXTERNALLY

To the front is a selection of lovely shrubs, ornamental stoned area, parking space, lawn to the front. To the back is decking area for you to sit out, ornamental stone and lawn areas, space for a storage shed.

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

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisTen or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

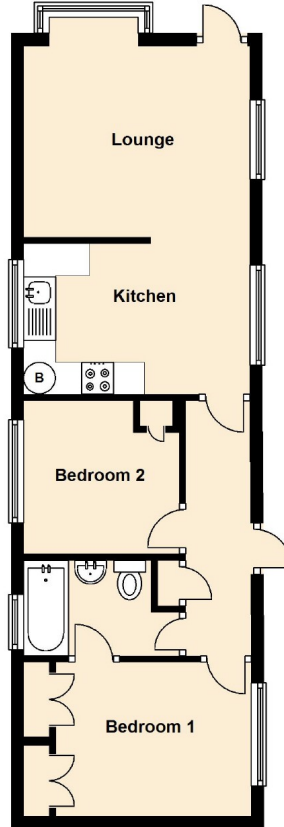
We are advised that the property is Long leasehold

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.



8, Shilingford Park

Approx. 43.5 sq. metres (468.0 sq. feet)

Total area: approx. 43.5 sq. metres (468.0 sq. feet)

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