

Ground Floor



First Floor

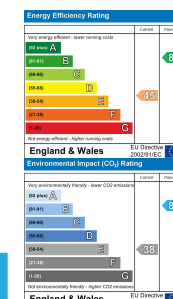


Farmhouse And Plot With Approved Planning Permission



Kilvelgy Farmhouse & Plot Kilgetty, Pembrokeshire, SA68 0UL

- Semi-Detached Character Property
- Shower Room and Bathroom
- Driveway To Front
- Plot with Detached Garage And Driveway
- Village Location
- Four Bedrooms
- Open Plan Living Area With Open Fire
- Garden To Rear
- Planning Ref: 20/0260/PA
- EPC Rating: E



Offers In Excess Of £375,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: We are advised Freehold
Tax: Band E

ADR/ESR/11/20/OK/ESR

We would respectfully ask you to call our office before you view this property internally or externally

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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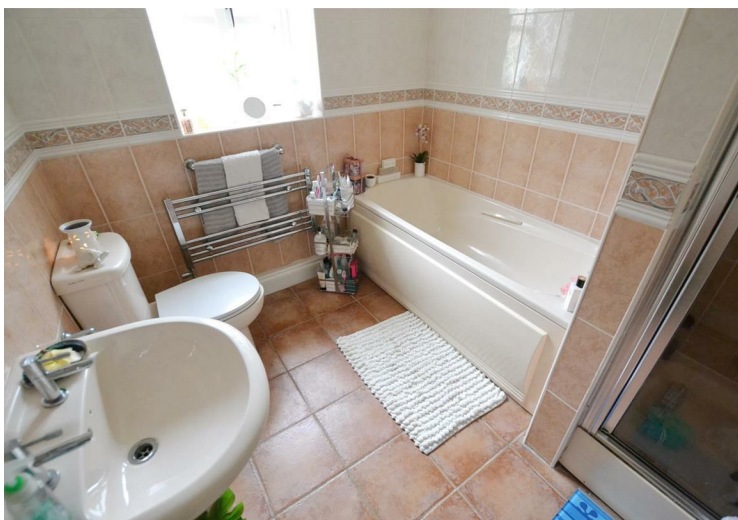
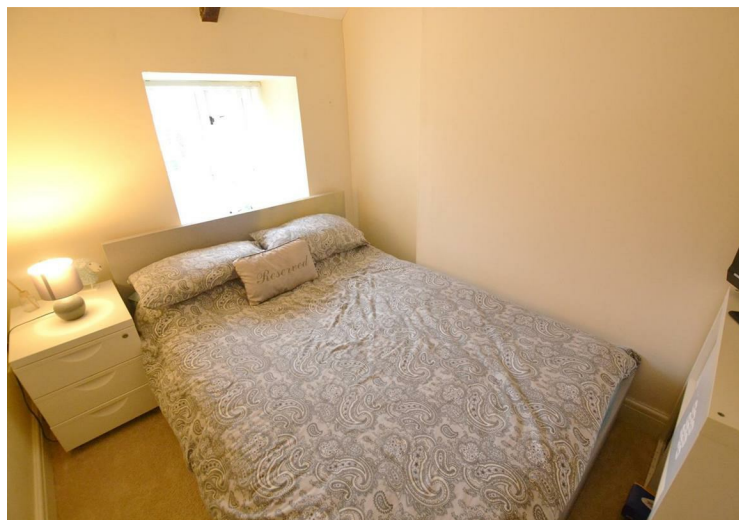
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The Agent that goes the Extra Mile



****Virtual Viewing Available****

SEMI-DETACHED COTTAGE WITH BUILDING PLOT TO THE REAR. An excellent opportunity to purchase a very well presented semi-detached character property located in the popular village location of Kilvelgy Park, Kilgetty. The layout of the property briefly comprises an open plan Living/Kitchen/Dining Area with an open fire, Rear Hallway with storage, Downstairs Bathroom and Bedroom, Three Further Bedrooms and Shower Room. Externally the property offers a driveway to the front providing off road parking and a front garden which is laid to lawn. To the rear is an enclosed garden which is laid to decorative gravel with a pedestrian side gate.

The plot sits to the rear of the farmhouse with a driveway to the side, currently housing a detached garage. Approved Planning permission is in place for a 2/3 bedroom detached bungalow to be built, valid until 2025. For Plans Please visit Pembrokeshire County Council Planning Applications quoting reference 20/0260/PA.

Kilgetty has a number of amenities including a school, shops, railway station, supermarket and amenities. Just a short drive is the seaside village of Saundersfoot. Located at the foot of a picturesque wooded valley its appeal is due to the superb sandy beaches and the attractive harbour, which provide unrivalled opportunities for water-sports, beach games, fishing and simply messing about in boats. Saundersfoot also provides easy access to Wisemans Bridge where the beach is the starting point of the 186 mile Pembrokeshire Coast Path. Nearby is Colby Woodland Gardens, owned by The National Trust. Jeffreyston is a peaceful village in the heart of rural South Pembrokeshire, just a few miles from the coastal resorts of Tenby and Saundersfoot, and within easy reach of several other splendid beaches.

Living/Kitchen Area

13'1" x 30'10" (3.990 x 9.408)

Bedroom Four

12'6" x 7'1" max (3.818 x 2.168 max)

Bathroom

8'5" x 7'0" (2.581 x 2.144)

Bedroom One

11'3" x 12'10" (3.435 x 3.930)

Bedroom Two

8'6" x 13'0" (2.591 x 3.977)

Bedroom Three

8'11" x 6'8" (2.722 x 2.052)

Shower Room

8'11" x 6'0" (2.722m x 1.85m)



DIRECTIONS

Leaving the Tenby office follow the road towards New Hedges roundabout. take the first exit going through Wooden and Pentlepoir. At the roundabout take the second exit towards Kilgetty. At the Kilgetty roundabout take the third exit into Kilgetty. Go through Kilgetty, under the railway bridge turning right after the school. Take the first turning right into Kilvelgy, keep right and the farmhouse can be found on your left-hand side.



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.