

Ground Floor



First Floor

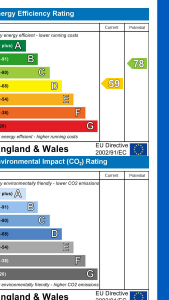


7 Cooksyeat View, Kilgetty, Pembrokeshire, SA68 0UA

- Detached House
- Cul-De-Sac Location
- Close To Saundersfoot
- Ample Off Road Parking
- Utility Area & Garage
- Four Bedrooms
- Sought After Area
- Attractive Garden
- En Suite Shower Room
- EPC Rating D

Offers In Excess Of £325,000

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 F

EJL/NNC/11/20/OK/11/20

These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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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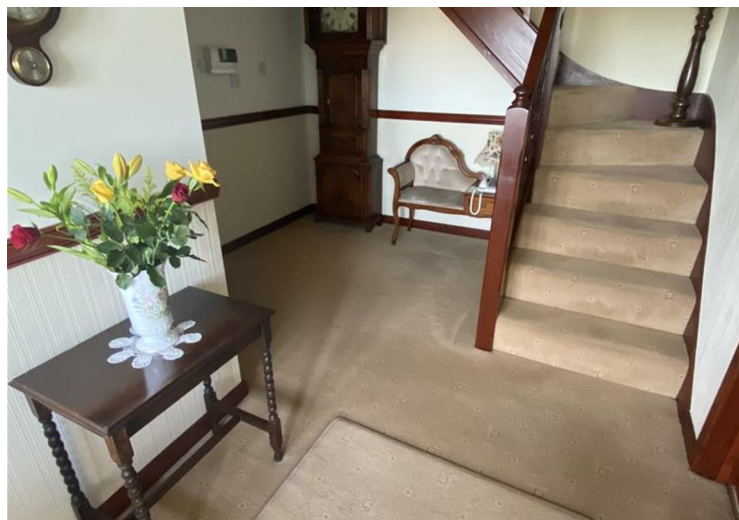
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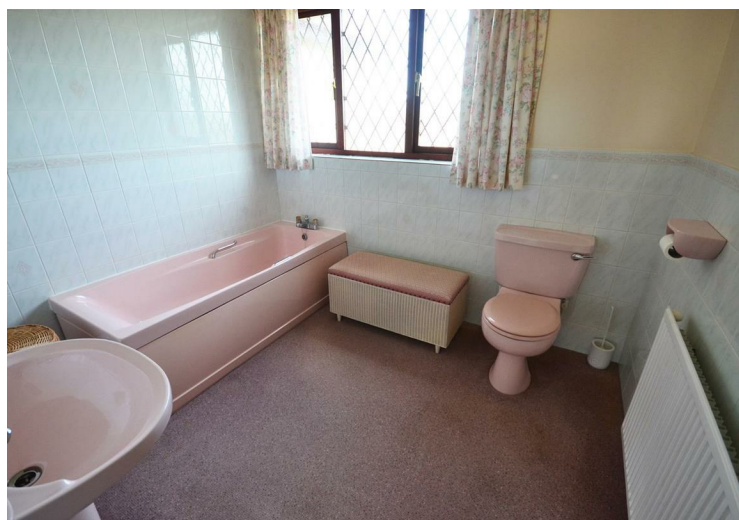
The Agent that goes the Extra Mile



Virtual Viewing Available

A Well Presented Detached Property situated in the popular village of Kilgetty. The property would make an ideal family home which briefly comprises: Kitchen, Lounge, Dining Room, Conservatory, Utility, WC, Family Bathroom, Four Bedrooms one with En-Suite bathroom. Externally, the driveway allows parking for up to 4 cars. Side access to rear garden with paved seating area and a garden laid to lawn. The property benefits from Gas Central Heating and Garage. Viewing is highly advisable.

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.



Kitchen

11'8" x 15'1" (3.574m x 4.611m)

Bedroom One

11'9" x 11'5" (3.587m x 3.488m)

Diner

9'10" x 11'8" (3.022m x 3.576m)

Bedroom Two

11'0" x 12'5" (3.363m x 3.805m)

Lounge

11'4" x 21'4" (3.475m x 6.525m)

Bedroom Three

8'11" x 11'5" (2.724m x 3.497m)

WC

4'11" x 3'8" (1.499m x 1.118m)

Study

7'7" x 11'5" (2.314m x 3.485m)

Utility

5'9" x 11'8" (1.761m x 3.575m)

Garage

11'10" x 18'9" (3.619m x 5.738m)



DIRECTIONS

Leaving the Tenby office follow the A478 to the New Hedges Roundabout. Take the first exit, following the road through Wooden and Pentlepoir. At the first roundabout take the second exit to Kilgetty. At the next roundabout, take the 3rd exit into Kilgetty village. Continue through the village passing the Junior School on your right hand side. Take the right hand turn, then turn into Cooksyeat View. The property will be found on the right hand side.

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