



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 D

MPO/MPO/OK/02/21

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.

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

Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL
EMAIL: narberth@westwalesproperties.co.uk

TELEPHONE: 01834 860900



Marland New Road, Begelly, Kilgetty, Pembrokeshire, SA68 0YF

- Detached Bungalow
- Two Double Bedrooms
- Two Loft Rooms
- No Forward Chain
- Pleasant Location
- Garage And Workshop
- Driveway Parking
- Front And Rear Gardens
- Viewing Recommended
- EPC Rating: E

£215,000

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The Agent that goes the Extra Mile



EARLY VIEWING RECOMMENDED..... Marland is a detached two bedroom bungalow that has the benefit of two loft rooms having the potential of providing two further bedrooms (Subject to the necessary Building Regulations). Although in need of modernisation the property offers spacious accommodation, front and rear gardens, ample driveway parking, garage and workshop and benefits from no forward chain. Marland is situated in the popular location of Begelly providing everyday amenities and necessities and short drive to local beaches.

LOCATION:

Kilgetty/Begelly is a sought after area north of Saundersfoot. The village boasts shop, garage, pub and restaurant. The village is five miles from the cosmopolitan town of Narberth and has various attractions within short distance including Bluestone, Folly Farm and Oakwood Theme park. Kilgetty/Begelly is within three miles of the famous beaches of Saundersfoot and Tenby. Local bus services run between Kilgetty and the surrounding area. There are a choice of schools in the local area providing choice for your children's education. For more information visit www.visitpembrokeshire.com



Entrance Hallway

Lounge

21'6" into recess x 11'9" max (6.574 into recess x 3.583 max)

Kitchen/Breakfast Room

14'6" max x 13'2" into recess (4.440 max x 4.031 into recess)

Side Porch

Bedroom

11'8" x 11'8" into recess (3.580 x 3.561 into recess)

Bedroom

11'8" x 11'8" into recess (3.575 x 3.574 into recess)

Bathroom

7'10" x 6'3" (2.408 x 1.920)

FIRST FLOOR

Landing

Loft Room

12'11" max x 12'7" max (3.941 max x 3.837 max)

Loft Room

12'11" max x 12'2" max (3.938 max x 3.717 max)

Garage

33'1" max x 11'3" max (10.101 max x 3.450 max)

Workshop

17'1" x 11'3" (5.223 x 3.452)



DIRECTIONS

From Narberth take the A478 towards Tenby passing through Templeton and into Begelly. At the Begelly roundabout take the third exit onto New Road, passing The Begelly Arms on your left, pass the turning on the left for The Grove. Marland can be found on the left hand side just after passing The Grove.

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