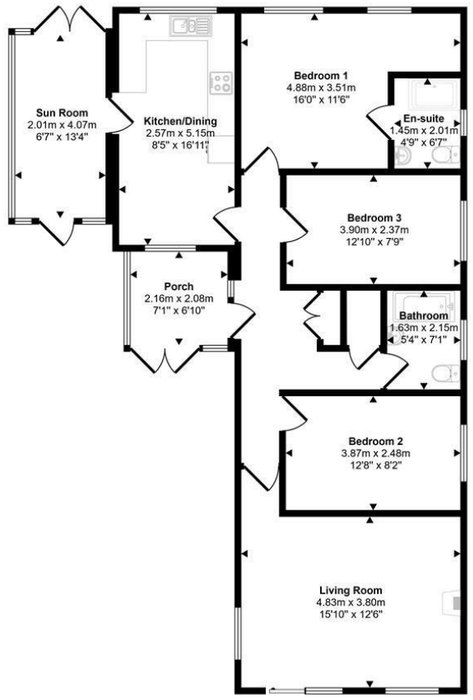
Approx Gross Internal Area
101 sq m / 1091 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drains, Mains Gas
HEATING: Gas
COUNCIL TAX BAND : E

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

HC/CC/10/26/OK

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

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www.westwalesproperties.co.uk



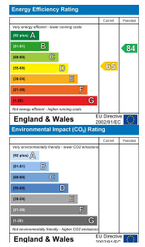






11 Kerrs Way, Kilgetty, Pembrokeshire, SA68 0UZ

- Detached Bungalow
- Master En-suite
- Ideal Investment/First Time Buyer Property
- Requires Some Modernisation
- Gas Central Heating
- Three Bedrooms
- Front & Rear Garden
- Driveway Parking
- Close to Local Amenities
- EPC: D



Price £225,000

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The Agent that goes the Extra Mile








Occupying a convenient position in Kilgetty, this three-bedroom detached bungalow presents an exciting opportunity for buyers seeking a home they can personalise and enhance. Requiring a degree of modernisation throughout, the property offers excellent scope to create a comfortable home tailored to individual tastes, making it an appealing prospect for first-time buyers, those looking to downsize, or investors seeking to add value.

The well-proportioned accommodation comprises a principal bedroom with en-suite facilities, two further bedrooms and a family bathroom. The spacious living room enjoys views over the front garden, creating a pleasant space in which to relax, while the kitchen/diner offers practical accommodation for everyday living. A sun room provides valuable additional living space, offering a versatile area to enjoy the garden outlook throughout the day.

Externally, the property benefits from generous surrounding grounds, including a lawned rear garden with plenty of potential for landscaping and outdoor enjoyment. Full access around the property adds further practicality and flexibility. To the front, a private driveway provides ample off-road parking for multiple vehicles.

Located in Kilgetty, the property sits within easy reach of local amenities and transport links, with the wider attractions of the Pembrokeshire coast close by. Whether you are looking to create your ideal forever home, a first property, or an investment opportunity, this bungalow presents a practical and promising prospect in a popular area.








DIRECTIONS

Leave Tudor Square heading north out of Tenby on the A478 (New Hedges road) Continue straight on the A478 through New Hedges and Pentlepoir At the Kilgetty junction (by the garage/shops), turn left onto the main road through the village Pass the Co-op and village hall; shortly after, turn right into Kerrs Way Follow the road round — 11 Kerrs Way is on your left (bungalow marked Akuba) What3words scrap.minus.interlude

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