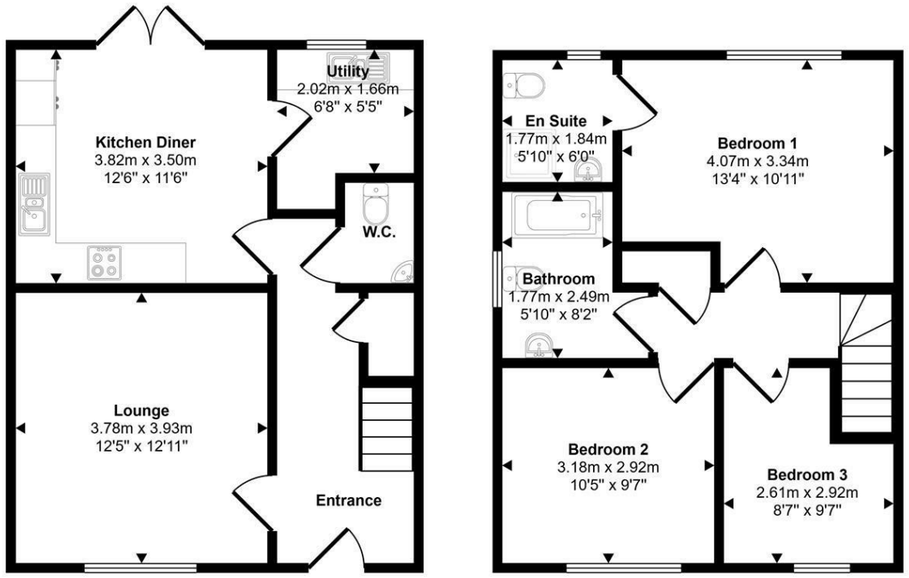
Approx Gross Internal Area
90 sq m / 970 sq ft



Ground Floor
Approx 45 sq m / 486 sq ft

First Floor
Approx 45 sq m / 484 sq ft

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 Gas, Mains Drainage
Heating: Gas
TAX: Band D

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

HC/ESL/08/26/DRAFT

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

01834 845584
www.westwalesproperties.co.uk



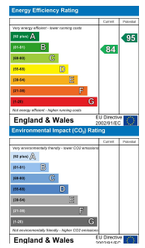






10 Meadow Gardens, Kilgetty, SA68 0AD

- Semi Detached House
- Master Bedroom With En-Suite
- Gas Central Heating
- Immaculately Presented
- Downstairs Cloakroom
- Three Bedrooms
- Popular Residential Area
- Low Maintenance Garden To Rear
- Off Road Parking
- EPC Rating: B



Offers In Excess Of £300,000

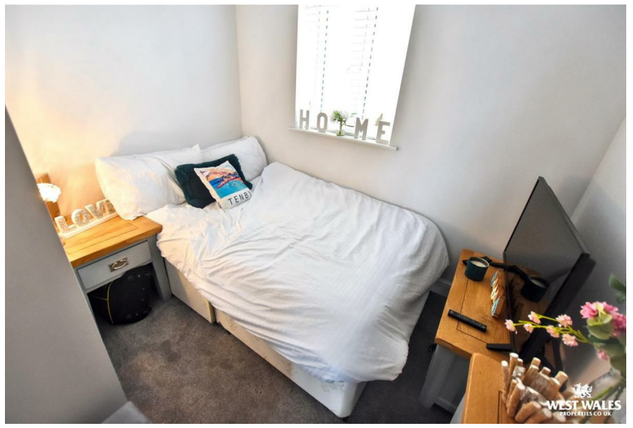
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The Agent that goes the Extra Mile





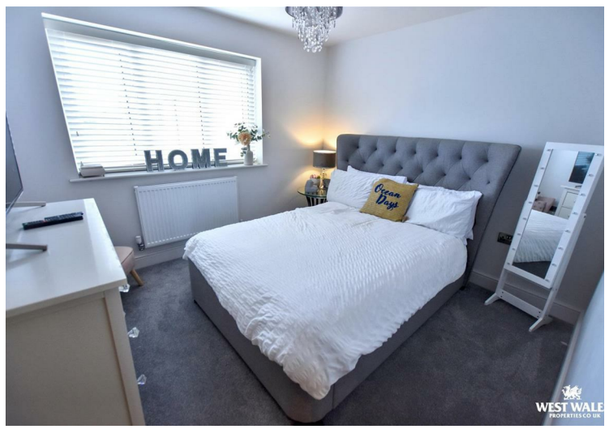


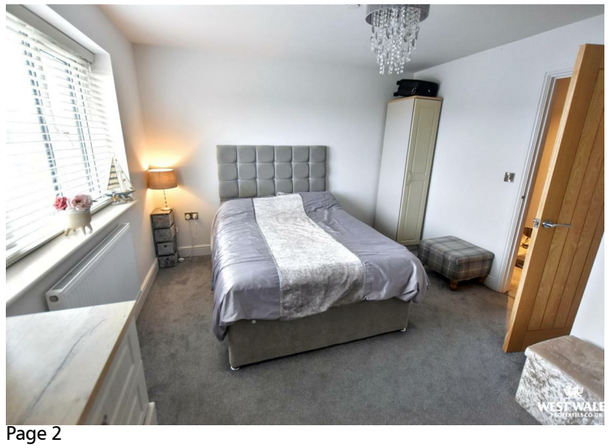














10 Meadow Gardens is an immaculately presented semi-detached house situated within the sought-after residential area of Meadow Gardens, conveniently located close to the amenities of Kilgetty. The property is well placed for local facilities including a supermarket, school and public transport links, making it a practical choice for families and those looking for convenient access to everyday amenities. Built in 2022, the property benefits from modern construction and contemporary fittings throughout.

The accommodation briefly comprises an entrance hall with useful storage cupboard and downstairs cloakroom, leading through to the living room and open-plan kitchen/diner. The kitchen is fitted with a modern range of units and integral appliances, with a separate utility room providing additional storage and workspace. French doors from the kitchen/diner open onto the rear garden.

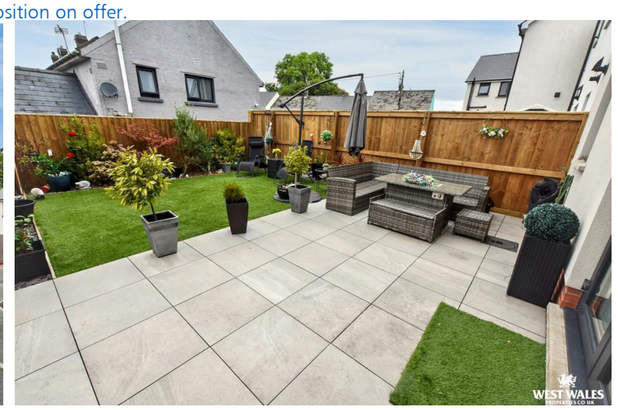
To the first floor, the landing provides access to the master bedroom, which benefits from an en-suite shower room, together with two further bedrooms and a family bathroom. The property is served by gas central heating and double glazing, with the accommodation finished in neutral tones and complemented by modern greyscale bathroom suites.

Externally, the property has a block-paved driveway to the side providing off-road parking for two vehicles, together with a pedestrian gate giving access to the rear garden. The garden comprises a patio seating area leading onto an AstroTurf lawn, providing a low-maintenance outdoor space, with boundary fencing and a slate-covered area providing space for a garden shed.

Situated within this established residential development, the property is conveniently positioned for the amenities of Kilgetty, while also providing access to nearby Saundersfoot, Tenby and the surrounding Pembrokeshire coastline.

Viewing is highly recommended to appreciate the accommodation and position on offer.







DIRECTIONS

From the Tenby Office go left up the high street, turn left at the mini roundabout, at the crossroads turn right and go under the viaduct, at the roundabout turn right onto the A4218 and follow this road to Kilgetty roundabout. At the 1st roundabout take the 2nd exit and on the 2nd roundabout take the 3rd exit into Kilgetty. Go past the supermarket and under the railway bridge, then take the right hand turn signposted to Meadows Gardens, where the property is on the right hand side, What3Words: ///tougher.retract.riverside

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