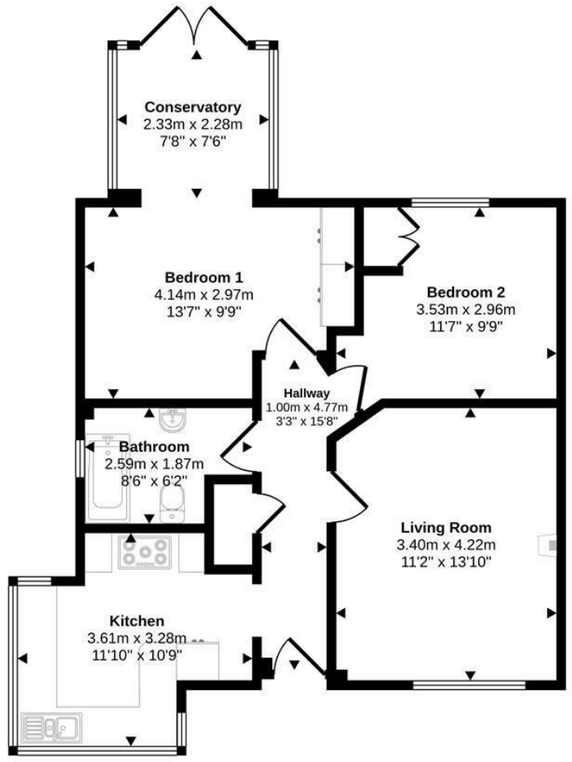
Approx Gross Internal Area
63 sq m / 678 sq ft



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: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band D
HEATING: LPG Gas

ref:EJL/CC/29Sept26/OK EJL
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

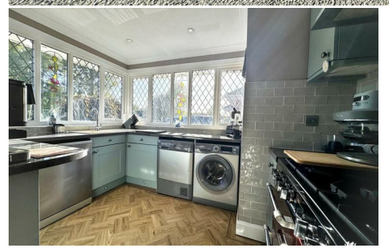
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

WEST WALES PROPERTIES .CO.UK
01834 845584
www.westwalesproperties.co.uk
WEST WALES FINEST PROPERTIES



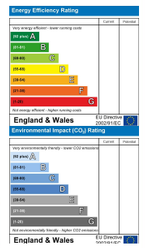






Llamedos New Road, Begelly, Kilgetty, Pembrokeshire, SA68 0YF

- Detached Bungalow
- Modernised Kitchen & Bathroom
- Log Burner
- Front & Rear Garden
- EPC TBC
- Two Bedrooms
- Conservatory
- Sought After Location
- Driveway Parking



Offers In Excess Of £250,000

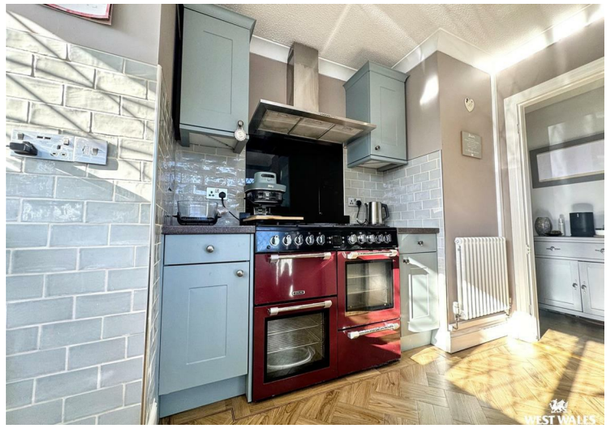
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

naea | propertymark PROTECTED
The Property Ombudsman

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

The Agent that goes the Extra Mile

Celebrating 30 Years of Business





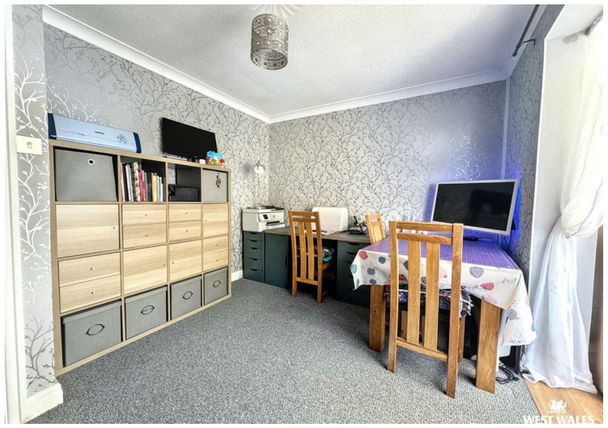
















Llamedos is an immaculately presented, detached two-bedroom bungalow offering well-proportioned and modernised accommodation, making it an ideal home for those seeking comfortable single-level living.

The property briefly comprises a welcoming hallway, two double bedrooms, a fully modernised kitchen, well-proportioned lounge, bathroom and a delightful sun room which provides an additional versatile living space.

Externally, the property benefits from a decked area and tarmac driveway to the front, providing off-road parking. To the rear is an enclosed, mainly lawned garden, complemented by a further decked seating area, ideal for outdoor dining and relaxation. There is also gated side access.

Further benefits include double glazing throughout and LPG gas central heating.

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. 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



DIRECTIONS

From Tudor Square, head out of Tenby on the A478 Narberth Road (northbound) — signposted Saundersfoot / Kilgetty Pass through New Hedges and continue straight on the A478 past Saundersfoot On the Kilgetty roundabout, turn left and you'll enter Begelly — stay on the A478 until you reach the Begelly Arms on your left Follow New Road; Llamedos will be on your right-hand side What3Words:///domain.cheek.richest

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