



Llymians, Carmarthen Road, Kilgetty

An opportunity to purchase a three bedroom terraced house located in the heart of the village of Kilgetty within easy access of Supermarket, Doctors surgery, School, Railway Station and Post Office. The Ground Floor used to be a Newsagents and the front room is currently run as a Barbers Shop. The Property benefits from double glazing throughout, large open plan living area, good size enclosed rear garden with vehicle access and a large timber summer house. EPC Rating TBA

Offers In The Region Of £250,000

Tenure Freehold



SECOND LOUNGE



KITCHEN AREA



DIRECTIONS

From our office head out of Tenby to Kilgetty. Drive through the village passing the Co-Op Supermarket and Llymians is located on your left hand side just before the bridge, next to the Post Office.

Property is entered via a timber front door which opens into a small porch.

ACCOMMODATION COMPRISES

Lounge/Diner. Kitchen. Wet Room. Utility Area. Three Bedrooms. Second Lounge. OUTSIDE Summer House. Off Road Parking for Two Vehicles:

FRONT ROOM

11'10 X 6'11 (3.61M X 2.11M)

Front room, currently used as a Barbers Shop, has UPVC double glazed window to the front and florescent ceiling strip light.

LOUNGE/KITCHEN/DINER

30'8 X 29'11 (9.35M X 9.12M)

Lounge/Diner has UPVC double glazed window to the front, six ceiling spotlights and pendent light fittings in dining area (currently used as the waiting room for the Barbers). TV point, gas flame effect fire and two electric radiators.

Kitchen has ceiling spotlights and pendent light fitting and comprises a number of wall and floor mounted units, gas range cooker with extractor fan over, stainless steel sink and waste disposal with mixer tap, integral dishwasher and tall fridge/freezer.



REVERSE VIEW



KITCHEN AREA



REVERSE VIEW

WET ROOM

5'11 X 5'1 (1.80M X 1.55M)

Wet room has ceiling spotlights, obscure glass window to the rear, tiled floor, mains shower, low level WC and pedestal wash hand basin.



UTILITY AREA

10'4 X 5'11 (3.15M X 1.80M)

Utility area has ceiling light point, space for washing machine, tumble dryer and tall fridge/freezer and door to rear porch.

FIRST FLOOR LANDING

Stairs lead up to the first floor landing which has 3 ceiling spotlights and storage cupboard.

SECOND LOUNGE

19'0 X 18'6 MAX (5.79M X 5.64M MAX)

Lounge has four ceiling spotlights, centre ceiling light point, two UPVC double glazed windows to the front, gas flame effect fire and electric radiator.



REVERSE VIEW



BEDROOM ONE

12'8 X 14'6 (3.86M X 4.42M)

Bedroom one has UPVC double glazed window to the front, centre ceiling light point, electric radiator and wash hand basin set into vanity unit.



BEDROOM TWO

13'3 X 8'3 (4.04M X 2.51M)

Bedroom two has Velux window, centre ceiling light point, electric radiator and loft access hatch.



BEDROOM THREE

7'1 X 4'6 (2.16M X 1.37M)

Bedroom three has UPVC double glazed window to the rear and wall light fitting.

BATHROOM

7'6 X 8'3 (2.29M X 2.51M)

Bathroom has obscure glass window to the rear, three ceiling spotlights, shower cubicle with mains shower, pedestal wash hand basin, bath with mixer tap and chrome heated towel rail.



SUMMER HOUSE

15'5 X 8'4 (4.70M X 2.54M)

The timber summer house is fully insulated making it cool in the summer and warm in the winter. Windows and folding doors open onto the patio area.



OUTSIDE

Outside to the front is a small forecourt with dwarf wall, iron railings and wrought iron pedestrian gate. To the rear is an enclosed garden and door from rear porch opens onto a paved patio area and summer house. Beyond the patio is a lawned area with a concrete path leading to the rear where there are double wooden gates and space for one vehicle. Steps from here lead up to a parking area accessed via the lane off the main road which runs along the side of the Post Office.



OUTSIDE



NOTE

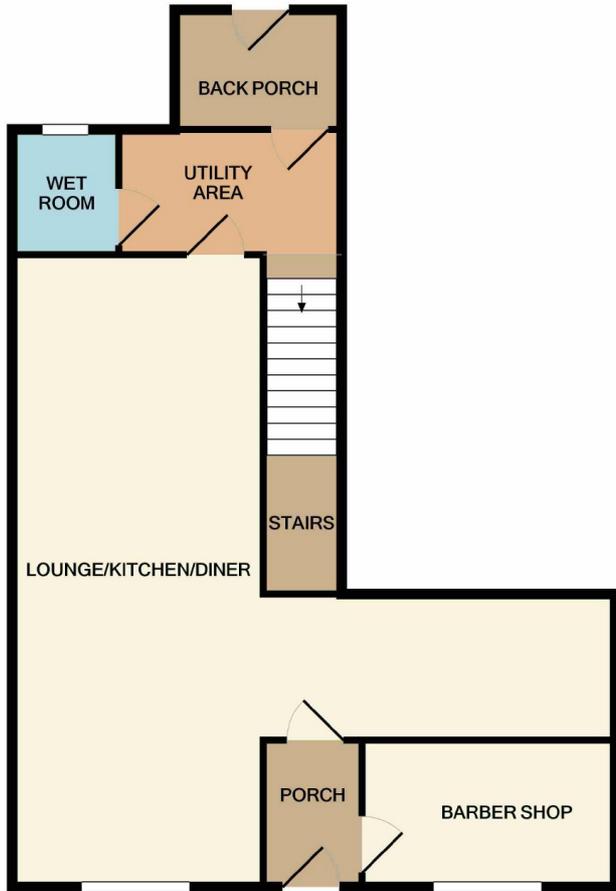
The Solar panels are owned by the vendor and he gets approximately £629 p.a tax free.

COUNCIL TAX BAND

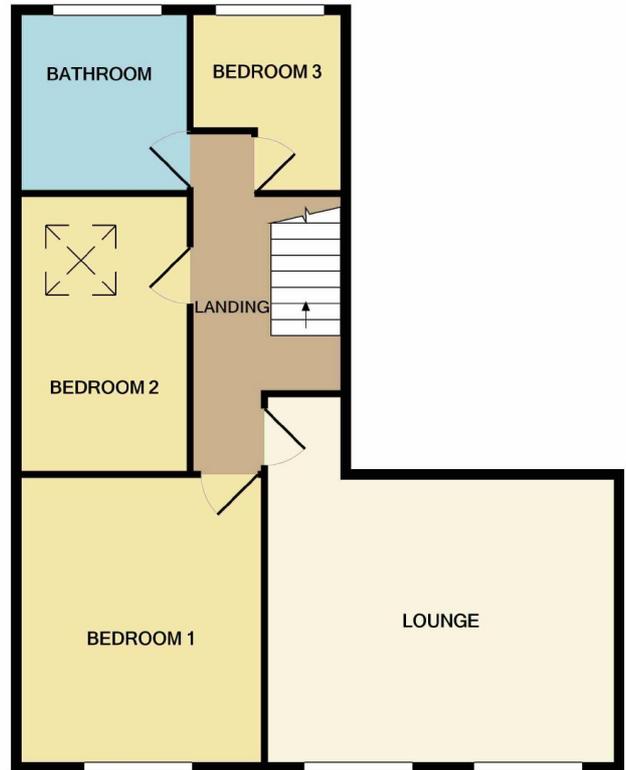
The Council Tax Band for this property is - Band

FLOOR PLAN

Not To Scale - For Illustration Purpose only



GROUND FLOOR
APPROX. FLOOR
AREA 772 SQ.FT.
(71.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 728 SQ.FT.
(67.6 SQ.M.)

LLYMIANS, KILGETTY
TOTAL APPROX. FLOOR AREA 1499 SQ.FT. (139.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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