



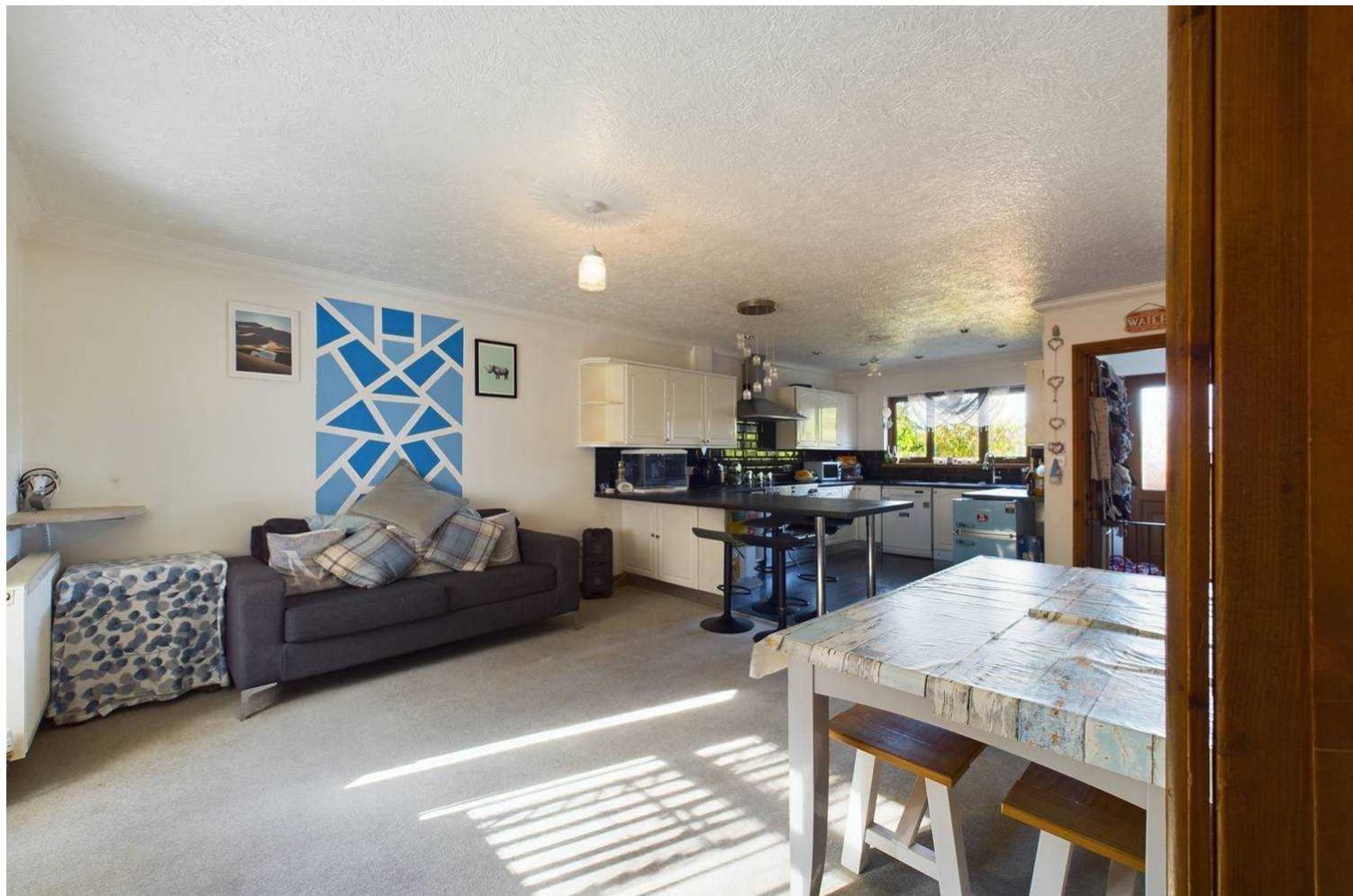
Kayleigh St. Patricks Hill, Llanreath

£349,950 Freehold

Substantial Detached House • 4 to 5 Bedrooms, 2 to 3 Reception Rooms • Utility Room & WC • Large Driveway & South Facing Rear Garden • Detached Double Garage • Desirable Location • Ideal Family Home



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Blackbear are delighted to showcase Kayleigh, St Patricks Hill to the open market, a substantially sized detached house privately positioned in a desirable cul-de-sac within Llanreath. Kayleigh provides an exciting opportunity and would lend itself to being the perfect family home with its large, spacious and versatile accommodation. Kayleigh sits on a generously sized plot with a wrap around South facing garden, large driveway and detached double garage - so much to offer, we highly recommend viewing.

The accommodation enters to a large hallway situated in the heart of the home and effortlessly connected the accommodation together. To the left of the hallway there is a very large kitchen dining room creating a wonderful social hub to this family home and an ever useful utility room with access to the rear garden. The ground floor WC/ cloak room sits to the rear of the hallway adjoining the large lounge which also boasts French doors leading out to the rear garden. A further reception room with a bay window to the fore could also be utilised as a ground floor bedroom (no.5) if required. The light and airy landing area provides access to the first floor accommodation which benefits from 4 truly good size double bedrooms including master en suite shower room and a family bathroom. The property benefits from uPVC double glazing throughout, gas central heating and solar panels.





Externally, approaching from the fore there is a long access point which leads to the large block paved driveway which ample parking for multiple vehicles and a detached double garage. The detached double garage is currently split into 2 with one half remaining as a garage and the other half primed for a garden room / studio / office etc. Side access leads to the wrap around South facing rear garden which is mainly laid to lawn with a raised seating area providing the perfect space for families to enjoy summer afternoons and evenings.

Tenure: Freehold

Services: We are advised that all mains services are connected.

Local Authority: Pembrokeshire County Council

Council Tax: Band F

EPC Rating: C





Hallway
22' 11" x 7' 3" (6.99m x 2.20m)

WC
6' 5" x 3' 10" (1.96m x 1.17m)

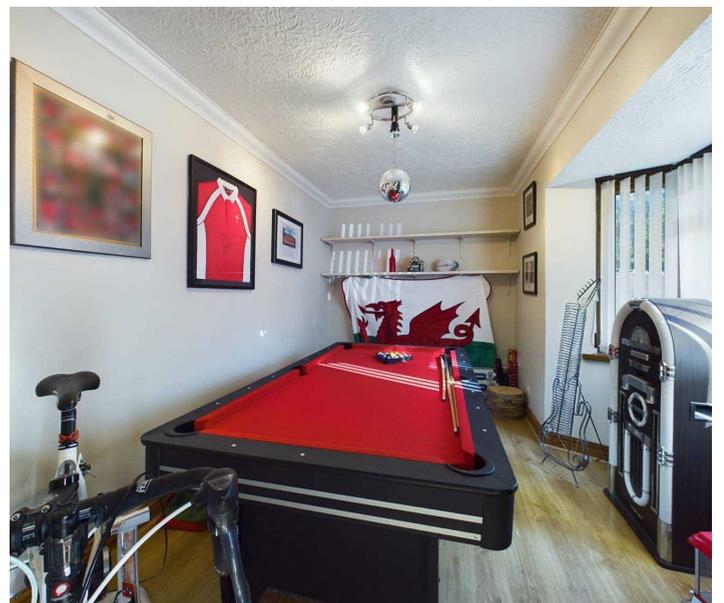
Kitchen Dining Room
24' 8" x 13' 4" (7.53m x 4.07m)

Utility Room
6' 6" x 6' 6" (1.99m x 1.98m)

Lounge
16' 11" x 13' 5" (5.15m x 4.09m)

Reception Room / Bedroom 5
16' 1" x 7' 7" (4.90m x 2.30m)

First Floor Landing
10' 9" x 8' 11" (3.28m x 2.71m)





Bedroom 1
13' 6" x 11' 11" (4.11m x 3.63m)

En Suite Bedroom 1
8' 2" x 7' 3" (2.48m x 2.21m)

Bedroom 2
10' 10" x 11' 0" (3.29m x 3.35m)

Bedroom 3
13' 5" x 9' 4" (4.08m x 2.84m)

Bedroom 4
12' 8" x 9' 10" (3.87m x 3.00m)

Bathroom
10' 9" x 6' 6" (3.27m x 1.99m)

Double Garage





Floor 0



Floor 1

Approximate total area[®]
 1713.94 ft²
 159.23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

GARDEN

Large plot with a wrap around South facing garden which is mainly laid to lawn with a raised seating area.



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