



16 Kilvelgy Park, Kilgetty

£395,000 Freehold

Immaculate 3-bed bungalow in Kilgetty with modern kitchen, conservatory, en-suite, garage, wraparound gardens, and parking. Close to amenities and coast. Prime corner plot.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully maintained
- Viewing essential
- Close to local amenities
- 3 Bedrooms
- Detached Bungalow

Porch

Door do

Hallway

'L' shaped with oak flooring, airing cupboard, oak door to

Lounge

Dimensions: 4.06 x 4.86 (13'3" x 15'11"). Dual aspect windows enlighten the room, oak flooring, feature mantelpiece with electric fire.

Kitchen/Dining Room

Dimensions: 5.13 x 3.54 (16'9" x 11'7"). Window to rear overlooking garden, two glazed oak doors to the conservatory, oak door to the utility, attractive tiled flooring. Large range of wooden wall and base units providing ample storage space, appliance space, electric oven and hob. Spacious Dining area.

Conservatory

Dimensions: 3.64 x 3.31 (11'11" x 10'10"). Large conservatory/sunroom with tinted windows, blinds and wooden flooring. Double doors lead to the rear garden patio.

Utility Room

Dimensions: 2.61 x 1.48 (8'6" x 4'10"). Housing the boiler, fitted base units, stainless steel sink and drainer, attractive tiled flooring.

Bedroom 2

Dimensions: 4.23 x 3.28 (13'10" x 10'9"). Double glazed window to front overlooking the garden, oak flooring.

Bedroom 3

Dimensions: 2.65 x 2.57 (8'8" x 8'5"). Double glazed window to rear overlooking the garden, oak flooring.

Family Bathroom

Dimensions: 2.07 x 2.54 (6'9" x 8'3"). Window to rear, fully tiled walls and floor, white bathroom suite comprising panelled bath with shower and screen over, pedestal sink unit and close coupled wc.

Bedroom 1 (Master)

Dimensions: 3.62 x 4.27 (11'10" x 14'0"). Double glazed window to front overlooking the garden, oak flooring, door to

En-suite Shower Room

Dimensions: 3.58 x 1.92 (11'8" x 6'3"). Window to rear, towel radiator, grey tiled floor and half walls, large walk in shower, wc and pedestal sink unit.

Integral Garage

Dimensions: 2.66 x 5.31 (8'8" x 17'5"). Up and over door.



Approximate total area⁽¹⁾
127.29 m²
1370.15 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	79
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		59	77
England, Scotland & Wales			
		EU Directive 2002/91/EC	