



34 Ryelands Place, Kilgetty, SA68 0UX

Offers In The Region Of £189,995

A semi-detached 3 bedroom house situated conveniently within the popular village of Kilgetty. This ideal family home has well proportioned accommodation with double glazing, gas central heating and a good size lawn garden. The property would benefit from some modernising but is offered for sale chain free and would make an excellent home for first time buyers, couples and young families. Viewing is advised.

Situation

The property is conveniently located to the town of Kilgetty, which offers a good range of services catering for all day-to-day needs. Village amenities briefly include a Co-Op mini market store, post office, doctor's surgery, pharmacist, primary school, public houses, restaurants and sports clubs etc. In addition, the town has the benefit of a train station which provides a connecting service to the larger town of Carmarthen and the village lies within half a mile or so of the A477 (St Clears to Pembroke Dock) main road.

Accommodation

UPVC double glazed front door opens into:

Entrance Hall

Tiled flooring, stairs rise to first floor with under stairs storage cupboards, double glazed window, radiator, doors to:

Lounge / Diner



Brick surround open fireplace, tiled flooring, double glazed windows to front and rear, radiator, door to:

Kitchen



Fitted with wall and base storage units, worktops, single drainer sink, space for cooker and white goods, part tiled walls, extractor hood, double glazed window and external door to rear.

Cloak Room

W.C, tiled floor, radiator, double glazed window.

Bathroom



Bath with mixer shower over, wash hand basin set in vanity storage unit, heated towel radiator, tiled floor, double glazed window.

First Floor Landing

Access to loft space and doors open to:

Bedroom 1



Bedroom 3



Double glazed window to rear enjoying far reaching views, radiator, cupboard housing a Glow Worm gas boiler serving the hot water and central heating.

Externally



Double glazed windows to front and rear, radiator.

Bedroom 2



Double glazed window to front, radiator.





At the front of the property there is a hedge and gated entrance leading onto a pathway which leads to the house, enjoying good sized lawn gardens areas to the front and side. There is also a useful large detached shed with electric connected (once housing a hot tub), rear concrete yard and smaller storage shed.

Directions

From Narberth, travel due south on the A478 for some 5 miles or so until reaching the roundabout signposted for Kilgetty. Come into and travel through the village, passing the Co-Op supermarket and travel under the railway bridge. Then take the first left turning signposted Ryelands Lane. Travel a short way up this road and turn right into Ryelands Place. Bear left and the property is then found on the right hand side as identified by our JJMorris for sale sign.

Utilities & Services.

Heating Source: Mains Gas

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax Band: C

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///polishing.expand.magma

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available. Please note

this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data - 77%

Three Voice & Data - 81%

O2 Voice & Data - 68%

Vodafone Voice & Data - 65%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering and Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

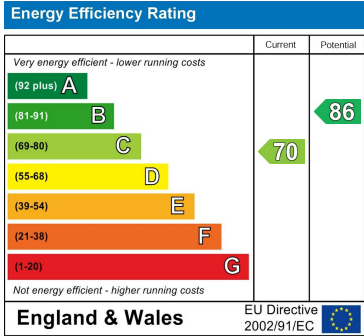
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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