

NEW
INSTRUCTION



Kenmar, Reynalton, Kilgetty SA68 0PG

Offers in excess of £300,000

Popular Village Location
Far Reaching Countryside Views
Three Double Bedrooms
Detached Garage with Office Space
Secure Garden Area

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

A spacious three double bedroom detached property, benefitting from an elevated position giving impressive far reaching views across the surrounding countryside. The property briefly comprises of a lounge, kitchen/breakfast room, dining room, 3 double bedrooms. In addition it has a detached garage with parking to the front and a home office/hobby room above the garage. Pleasant garden areas to the front and side provides seating areas to enjoy the village life.

Situated on a quiet road in the peaceful village of Reynalton, within short driving distance of the popular old market town of Narberth with all its amenities, the beach resorts of Tenby and Saundersfoot are a short drive away and the beautiful Pembrokeshire coastline.

PORCH

Sliding patio doors, tiled flooring, widows to each side

KITCHEN/BREAKFAST ROOM

13'4 x 12'6 (4.06m x 3.81m)
Range of wall and base units with wood worktops, Belfast sink, built in oven, electric hob, space and plumbing for white goods, localised wall tiles, tiled floor, Oil Fire Rayburn, window to the side and front with views over the countryside

DINING ROOM

11'9 x 10'3 (3.58m x 3.12m)
Window to the rear, wood flooring, radiator

LOUNGE

14'2 x 13'1 (4.32m x 3.99m)
LPG feature fire place, radiator, fitted carpet, window to the side and front with views over the countryside

CLOAKROOM

Window to the rear, wash hand basin, w/c, radiator, tiled walls and flooring

LANDING

Window to the rear and front, fitted carpet, airing cupboard, loft access

DOUBLE BEDROOM

14'1 x 12'1 (4.29m x 3.68m)
Window to the front and rear, fitted carpet, radiator

DOUBLE BEDROOM

12'5 x 9'1 (3.78m x 2.77m)
Window to the front, fitted carpet, radiator

DOUBLE BEDROOM

12'1 x 8'7 (3.68m x 2.62m)
Window to the rear, fitted carpet, radiator

FAMILY BATHROOM

9'2 x 5'7 (2.79m x 1.70m)
Panel bath, separate shower cubicle, wash hand basin, w/c, tiled walls and floor, radiator, window to the side

DETACHED GARAGE

17'4 x 9'1 (5.28m x 2.77m)
Up and over door, water source, connected to electrics

OFFICE/HOBBY ROOM

Above the garage, power sockets, lighting, window to the front, wood cladding throughout, window to the side

EXTERNAL

Parking space to the front of the garage, lawn area to the side and front which is bordered by mature shrubs and trees, patio area to the front, summer house,

vegetable patch and fruit trees.

SERVICES

Oil fired central heating boiler, LPG gas fireplace, mains drainage

VIEWING

By appointment with the selling Agents on 01834 861812 or e-mail narberth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisNarb or on facebook
www.facebook.com/
JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

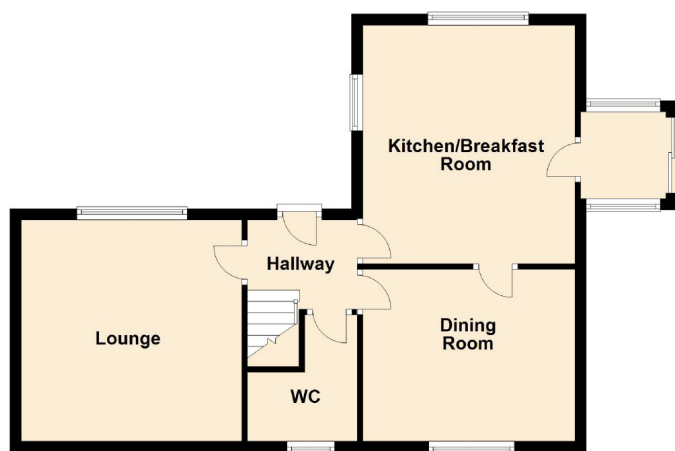
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

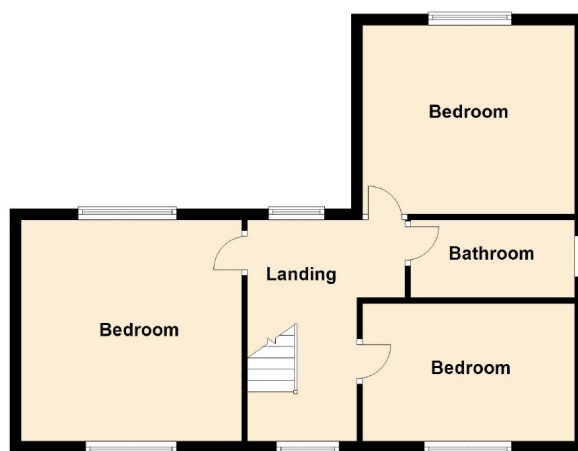
DIRECTIONS

From Narberth travel south to the village of Templeton to the crossroads. Take the second right immediately after The Boars Head Public House car park and continue on this road. Turn left into Reynalton and continue into the village. In the centre of the village take the right turning and the property can be found on the right side along this road.

Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**John.
Francis**