

Spacious 4–5 bedroom detached home in Kilgetty 15-minute drive from the coastal destinations of Saundersfoot, Amroth, Tenby and more. The property offers generous internal accommodation, ample parking, and beautiful gardens. Ideal for comfortable family living.



Broadmoor Farm, Broadmoor, Kilgetty, Pembrokeshire. SA68 0RY.

£475,000

A/5578/NT

Beautiful 4–5 bedroom detached house. Full of character, the property features exposed beams, tiled floors, and a conservatory overlooking the beautiful gardens. Large kitchen/ dining space, cosy living room with wood burner and four bedrooms all of which benefit from en-suites.

There is ample parking along with well kept, gardens which surround the property. Oil fired central heating and double glazed windows throughout. Located near Kilgetty with a selection of coastal villages/ Towns only 15 minutes drive. Easy access to local amenities.



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Location

Kilgetty is a well-located village in Pembrokeshire, West Wales, offering a great balance of everyday convenience and easy access to the coast. The village has a range of local amenities including shops, supermarket, pharmacy, GP surgery, pubs, takeaways, and a train station on the West Wales line. Kilgetty sits between the popular coastal towns of Saundersfoot and Tenby, both around a 10–15 minute drive away, and is close to beautiful beaches such as Amroth and Wiseman's Bridge. With good road links, nearby family attractions like Folly Farm, and access to the Pembrokeshire Coast National Park, Kilgetty is an ideal base for both full-time living and holiday use.

Ground Floor

Entrance Porch

Accessed via door with a stained-glass feature. Tiled flooring and a double-glazed window to the front. Door with glass stained feature to

Living Room

7.340m x 3.821m (24' 1" x 12' 6")

Wooden floor, radiator, and a striking fireplace with wood burner set upon a slate base within a brick surround. Partly stoned wall, double aspect to front, along with exposed overhead beams adding more character. Built-in cupboards housing the fuse box and electrics. Archway & Door to



Master Bedroom

2.864m x 4.796m (9' 5" x 15' 9")

Suitable as a bedroom or annex. Double-glazed windows to the front and side, carpeted flooring, radiator, and TV connection point. Door to



En Suite

3.004m x 1.810m (9' 10" x 5' 11")

Pedestal hand wash basin with light and shaver point, heated towel rail, bath with shower attachment, WC, and tiled floor and walls. Double-glazed window to the side.



Kitchen/ Dining

6.184m x 3.356m (20' 3" x 11' 0")

Tiled flooring with an ample range of base units with worktops over and matching wall-mounted units, including a large display cabinet. Plumbing for white goods, radiator, and partly tiled splash back throughout. Seven-ring gas hob, electric cooking range beneath and cabinet surround.



Conservatory

4.887m x 4.810m (16' 0" x 15' 9")

Tiled flooring, ceiling fan light, and wrap-around glazing providing panoramic views over the garden and surrounding fields. French doors lead out to the patio and seating area.



Utility

3.963m x 1.955m (13' 0" x 6' 5")

Tiled flooring with plumbing for white goods and Worcester boiler. Double-glazed window to rear and stable door to garden. Separate WC with pedestal hand wash basin and heated towel rail.



Hallway

Large central hallway with staircase to L Shaped Landing



First Floor

Bedroom 1

2.529m x 4.560m (8' 4" x 15' 0")

Double-glazed window to rear with views over the garden and far-reaching countryside. Carpet flooring, radiator, and TV point.



En Suite

Electric shower, WC, pedestal hand wash basin,

and extractor fan.



Office/ Storage Room

1.667m x 2.155m (5' 6" x 7' 1")

Versatile room suitable for use as an office, store room, or playroom. Double-glazed rear window, radiator, shaver point, partially tiled walls, and carpeted flooring.

Bedroom 2

4.575m x 2.939m (15' 0" x 9' 8")

Fitted wardrobe with mirrored doors, additional storage cupboard housing the water tank. Double-glazed window to front, TV point, carpet flooring, loft access, and sloping ceiling.



En Suite

Window to side, carpeted flooring, pedestal hand wash basin, WC, and electric shower.





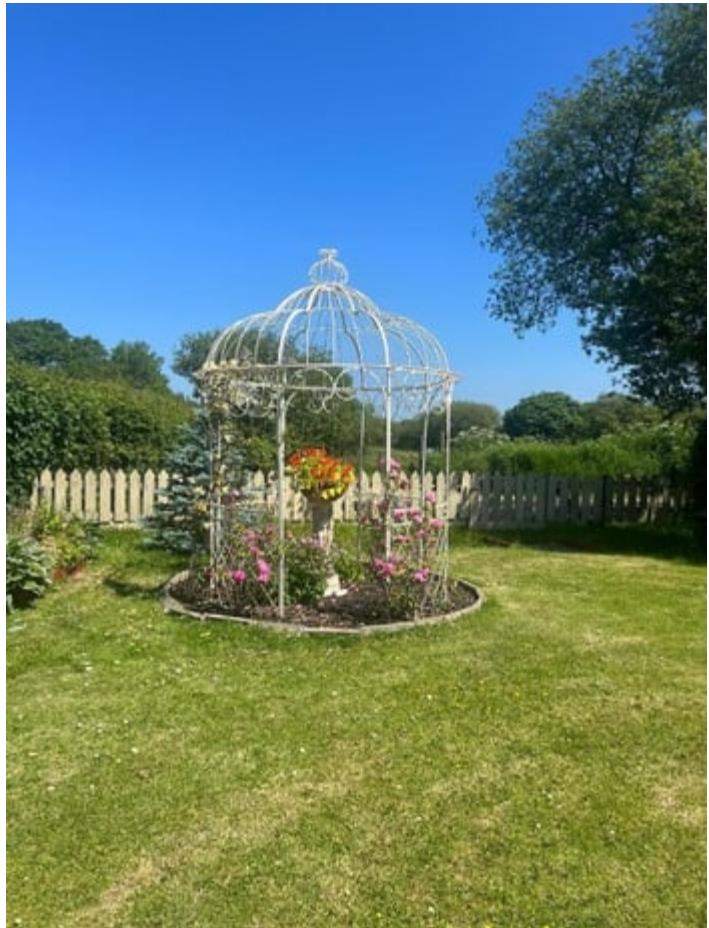
En Suite

Large en suite with WC, radiator, pedestal hand wash basin, Electric shower with panelled splash back and frosted rear window.



Externally

Ample parking to the left and front of the property, surrounded by well-maintained, beautifully landscaped garden with a variety of mature plants and shrubs. The garden is full of colour, mostly level lawned garden, patio areas and seating in various locations within the gardens provides an ideal space for outdoor enjoyment. The shrubs, flowers and trees give the gardens a great opportunity to hide away and enjoy the lovely surrounding landscape.







required.

Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, private drainage and oil central heating along with a wood burner.

Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: E

Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: None.

Heating Sources: Oil. Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Level access.

EPC Rating: D (56)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

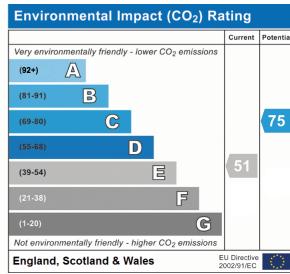
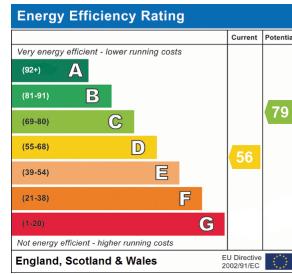
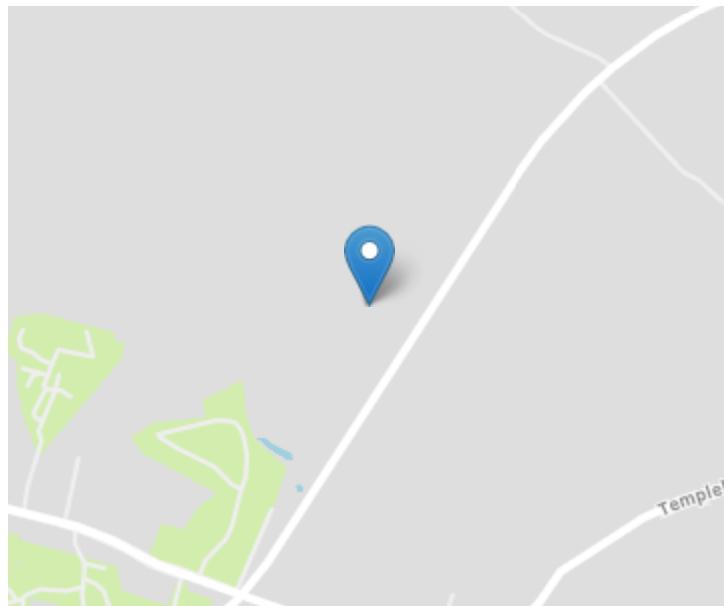
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Directions : Starting Carmarthen town centre Head southwest from the town centre onto the A40 / A48 toward St Clears. Follow the A40/A477 Continue on the A40 and then follow signs for A477 toward St Clears / Pembroke Dock. Stay on the A477 for much of the journey toward Kilgetty / Saundersfoot. Approaching Kilgetty, As you reach the Kilgetty roundabout (where the A477 meets local roads), take the 2nd exit to stay on the A477 toward Kilgetty / Saundersfoot. Turn toward Broadmoor After the roundabout, Broadmoor Farm is on the left approx 400 yards before the traffic lights.

For further information or to arrange a viewing on this property please contact :

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