



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band C

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on RLM/SC/0522/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

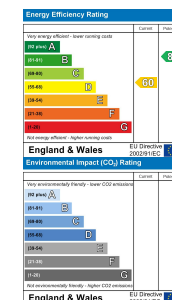
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



10 Banc Pendre, Kidwelly, Carmarthenshire, SA17 4TA

- Semi-detached Property
- Spacious Lounge/Diner
- Good-sized Rear Garden
- Chain Free
- Three Bedrooms
- Downstairs Shower Room & Upstairs Bathroom
- Off-road Parking to Rear
- EPC RATING D



Offers In The Region Of £185,000



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The Agent that goes the Extra Mile





Chain free and ready to view! We have for sale this traditional, three bedroom, semi-detached property situated in the picturesque town of Kidwelly and within walking distance of the town center amenities. Featuring a spacious lounge/diner and kitchen/diner along with an added bonus of having a downstairs shower room/cloakroom/utility and an upstairs bathroom making it a firm family favourite. Ample off-road parking to the rear and an enclosed rear garden with an outside pagoda for you to enjoy the surroundings. EPC RATING D.

Accommodation comprises of Hallway, Lounge/Diner, Kitchen/Diner, downstairs Shower Room/Utility Room, Cloakroom, upstairs Bathroom and Three Bedrooms. Externally to the front, elevated low-maintenance frontage. To the rear, an enclosed well-maintained garden which comprises of small patio area, pagoda and the remainder laid to lawn and then off-road parking.

The ancient township of Kidwelly made famous by its famous Norman castle is conveniently situated midway between Carmarthen and Llanelli. Kidwelly offers a wide range of amenities including schools, shops etc. and has a railway station making Cardiff, Swansea and other destinations easily accessible. Local leisure facilities include golf courses at Glyn Abbey and Ashburnham, the nearby Pembrey country park and horse racing at Ffos Las.



HALLWAY

LOUNGE/DINER

27'0" (max) x 9'7" (max) (8.241 (max) x 2.941 (max))

KITCHEN/DINER

10'6" (max) x 7'11" (max) (3.221 (max) x 2.425 (max))

ADDITIONAL KITCHEN AREA

11'0" (max) x 6'5" (max) (3.367 (max) x 1.965 (max))

SHOWER ROOM / UTILITY

10'3" (max) x 7'11" (max) (3.140 (max) x 2.430 (max))

CLOAKROOM

3'8" x 2'6" (1.142 x 0.780)

FIRST FLOOR-LANDING

BATHROOM

8'1" (max) x 7'11" (max) (2.483 (max) x 2.421 (max))

BEDROOM 1

15'4" (max) x 9'8" (max) (4.686 (max) x 2.960 (max))

BEDROOM 2

11'8" (max) x 8'3" (max) (3.570 (max) x 2.519 (max))

BEDROOM 3

8'2" (max) x 6'7" (max) (2.499 (max) x 2.032 (max))



DIRECTIONS

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout taking the third turning off for Sandy Road and follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road passing a petrol station on your left keep on the road and follow it until you get to Pembrey. Keep traveling on that road and you will drive through the village of Pembrey going past a car garage on your left and the sign for Pembrey Country Park. At the end of the road, you will approach a roundabout, take the first turning off signposted "Kidwelly". Follow the road into the town going past 'Gravells' car showroom, the property can be found on your right-hand side just before the old petrol station.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.