

Floor 1

- Vestibule: 3'2" x 3'5" (0.97 x 1.05 m)
- Hallway: 3'3" x 6'8" (1.00 x 2.03 m)
- Sitting Room: 11'5" x 10'5" (3.50 x 3.20 m)
- Lounge: 10'6" x 12'0" (3.22 x 3.67 m)
- Dining Room: 9'9" x 15'11" (2.98 x 4.86 m)
- Kitchen: 9'10" x 6'7" (3.00 x 2.03 m)

Floor 2

- Bedroom 1: 14'9" x 11'9" (4.51 x 3.60 m)
- Bedroom 2: 9'8" x 15'10" (2.97 x 4.83 m)
- Bedroom 3: 10'9" x 10'11" (3.30 x 3.33 m)
- Landing
- Shower Room: 9'8" x 5'4" (2.96 x 1.64 m)

Approximate total area⁽¹⁾
1122 ft²
104.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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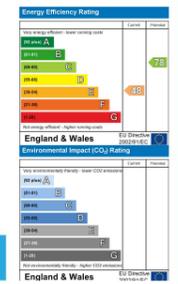


Epworth House, 32 Lady Street, Kidwelly, Carmarthenshire, SA17 4UD

- Terraced Property
- Three Reception Rooms
- Requires Updating Throughout
- Good-sized Rear Garden With View Of Kidwelly Castle From The Top
- Ideal FTB!
- Three Bedrooms
- Upstairs Shower-room Through Bedroom 2
- On-street Parking
- Chain-free
- EPC RATING E. COUNCIL TAX BAND C.

£110,000

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



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: Mains gas, water, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'B'

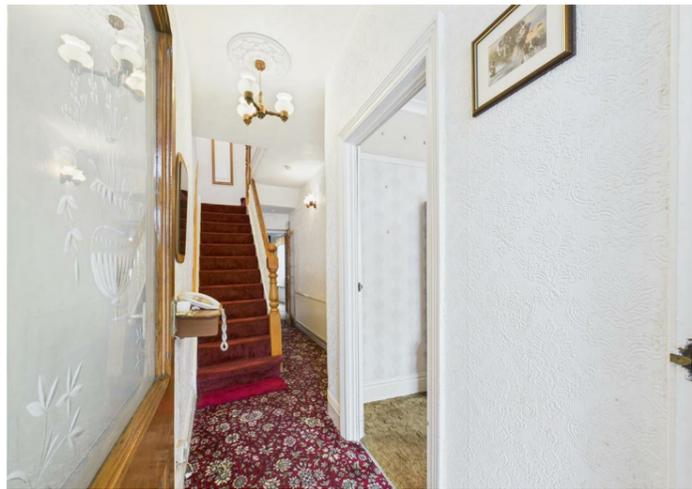
*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take-on JHL/SC/0825/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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

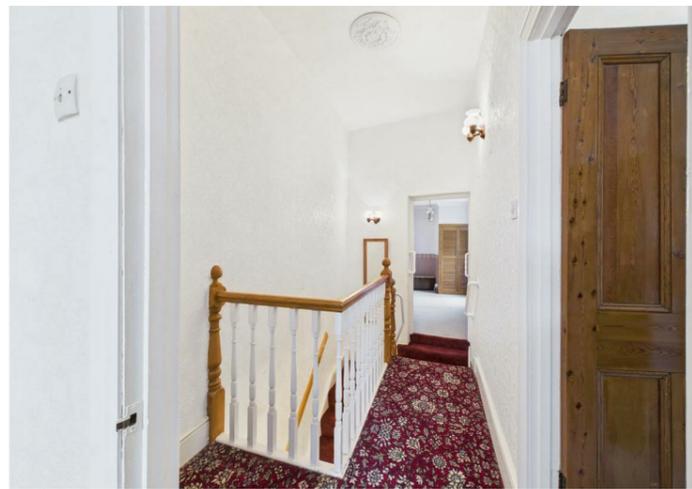
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Chain free and ready to view, we welcome you all to this traditional, terraced property located in Lady Street, Kidwelly, a street away from the town center. This charming property has been a well-loved family home over the years and is now looking for a new owner to love it, and with some updating bring it into the 21st century giving the lucky purchaser a very happy home. Call us today on 01554 759655 to secure your appointment. EPC RATING E. COUNCIL TAX BAND C.

Accommodation comprises : Vestibule, hallway, sitting room, lounge, dining room, kitchen, landing, three double bedrooms and an added twist a shower-room off bedroom number 2. Externally a rear garden with small courtyard then steps leading up to a very good-sized garden with two greenhouses, small brick outbuilding and the remainder of the garden laid to a gentle up=ward sloping lawn with mature shrub borders and a view of Kidwelly castle can also be enjoyed from here.

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. There is also 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.



..AGENTS VIEWING NOTES

VESTIBULE

HALLWAY

SITTING ROOM

LOUNGE

DINING ROOM

KITCHEN

LANDING

BEDROOM 1

BEDROOM 3

BEDROOM 2

SHOWER ROOM



DIRECTIONS

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