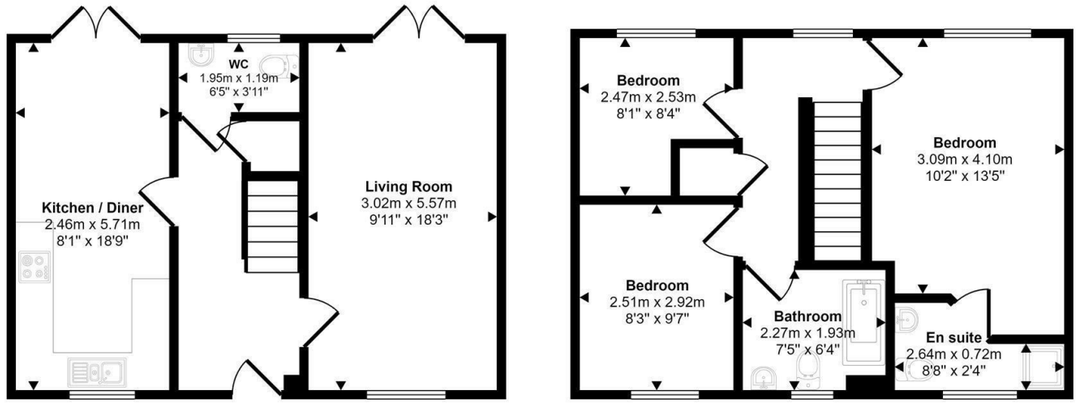
Approx Gross Internal Area
87 sq m / 937 sq ft



Ground Floor
Approx 44 sq m / 469 sq ft

First Floor
Approx 43 sq m / 468 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
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 D
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
JHL/JHL/DRAFT/03/26

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,

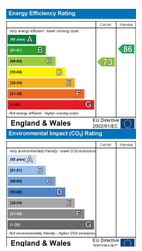
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk

1 Golwg Y Twr, Kidwelly, SA17 4RJ

- DETACHED HOUSE
- NO ONWARD CHAIN
- GARAGE
- GOOD TRANSPORT LINKS
- HEATING - AIR SOURCE PUMP
- THREE BEDROOMS
- OFF ROAD PARKING
- REAR GARDEN
- CLOSE TO LOCAL PRIMARY SCHOOL
- EPC RATING - C COUNCIL TAX D



£239,950

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The Agent that goes the Extra Mile

A fantastic opportunity to purchase this three-bedroom detached property situated in the village of Mynddygarreg, less than two miles away from the town of Kidwelly and just 10 miles from the town of Carmarthen. The house would appeal to many, whether you are looking for an investment, taking the first steps on the housing ladder or looking for a property to grow your family this house has it all. Viewing is highly recommended to fully appreciate all this property has to offer.

The property briefly comprises; an entrance hall, a living room with French doors leading out to the rear garden, a downstairs WC and open-plan kitchen/diner, which also benefits from French doors out onto the rear garden. Upstairs the property has a family bathroom and three bedrooms, with the master benefiting from the en-suite.

Externally the property benefits from off-road parking to the side with access to the detached garage. The rear garden offers both lawned and patio area, perfect for whether you are looking for a garden that is set for entertaining or a space for the children to play. There is also a summer house which has double glazing, electricity and is also lined and insulated, creating the perfect spot for a home office or studio, where you can enjoy the beautiful garden.

..AGENTS VIEWING NOTES

DIRECTIONS

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