

Approximate total area⁽¹⁾
617.6 ft²
57.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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 water, electric, gas and sewerage. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'B'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on JHL/SC/0724/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



Rose Cottage, 11 New Street, Kidwelly, Carmarthenshire, SA17 5DQ

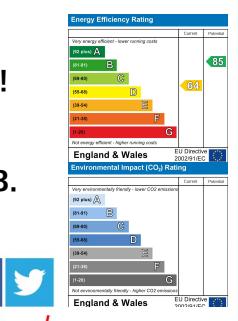
- Traditional Mid-terrace Property
- Downstairs Bathroom
- Chain-free!
- Historic Town Location
- Open Countryside Views to The Rear
- Two Bedrooms
- Front & Rear Gardens
- Ideal F.T.B To Put Your Own Stamp On!
- Close Walking Distance to Castle
- EPC RATING D . COUNCIL TAX BAND B.

£115,000

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Situated on a prominent street of Kidwelly close to the idyllic castle surroundings, we have for sale this traditional, two bedroom cottage looking for its new owner. Chain free and ready to view this property is an ideal buy for anyone looking to get on the property ladder and put your own stamp on it. Beamed ceilings and deep window sills along with the idyllic view of the open countryside fields from the rear, this charming little cottage offers peace and relaxation in a popular historic town. EPC RATING E.

Accommodation comprises : Hallway, lounge, kitchen/diner, downstairs bathroom and two bedrooms. Externally enclosed charming front garden with mature shrubs. To the rear, an enclosed level garden mainly laid to lawn and vegetable patch, greenhouse and garden shed open countryside views over the neighbouring fields.

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

KEY INFORMATIONTraditionally built.

Mains gas, water, electric and sewerage connected. On-street parking. For this location according to Offcom this is the following information: Broadband availability- up to Superfast (80 Mbps), Mobile availability- No coverage for EE, Three and Vodafone, limited 02 coverage. From the information currently available to the Coal Authority, a mining report is recommended for this property. There is a high flood risk from surface water and small watercourses, information taken from Natural Resources Wales and results for the area within 10 metres of 11, NEW STREET, KIDWELLY, SA17 5DQ.

HALLWAY

LOUNGE

13'11" (max) x 12'5" (max) (4.26 (max) x 3.79 (max))

KITCHEN/DINER

12'2" x 8'4" (3.71 x 2.55)

BATHROOM

9'9" x 6'4" (2.98 x 1.94)

LANDING

BEDROOM 1

12'2" (max) x 8'9" (max) (3.73 (max) x 2.67 (max))

BEDROOM 2

10'5" (max) x 8'9" (max) (3.19 (max) x 2.68 (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 travelling 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" and follow the road all the way through the town passing the old gatehouse of Kidwelly Castle on your right, you are now on "New Street" and the property is situated on your left



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