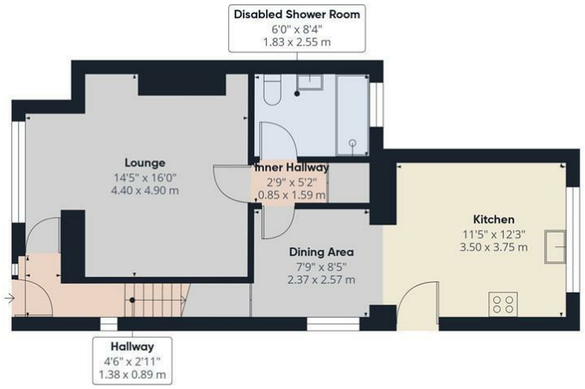
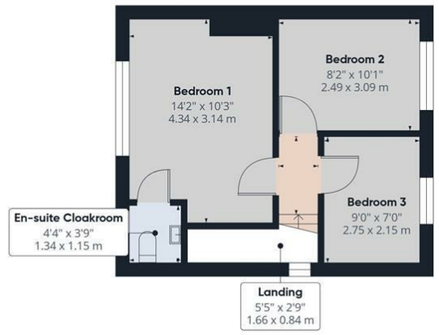


Floor 1



Floor 2

Approximate total area(1)

848 ft²

78.7 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.

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, gas, 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/0226/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,

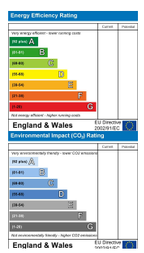
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01554 759655
www.westwalesproperties.co.uk

80 Hillfield Villas, Kidwelly, SA17 4UN

- Semi-detached, Extended Ex-local Authority Property
- Spacious Dining Room Through To Kitchen
- Front & Rear Gardens
- Close To Kidwelly Railway Station & Town Center
- EPC RATING D. COUNCIL TAX BAND B.
- Three Bedrooms
- Downstairs Disabled Shower-room
- Chain Free!
- Ideal Starter Home



£169,950

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

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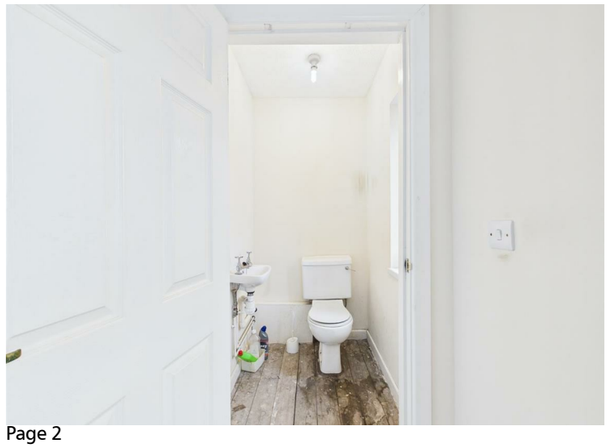
The Agent that goes the Extra Mile



Chain-free and ready to view, we have for sale this ex-local authority property, which has been extended to the front and back, making it more spacious for the lucky buyer. An ideal purchase for someone who wants to put their own stamp on a property, whether it be just a small uplift or a change of kitchen/bathroom, maybe, the choice is yours. Call us today on 01554 759655 to arrange your appointment. EPC RATING D. COUNCIL TAX BAND B.

Accommodation comprises: hallway, lounge, inner hallway, airing cupboard, disabled wet-room, dining area, understairs storage cupboard, kitchen area, landing, and three bedrooms, with the main bedroom having an en-suite cloakroom. Externally to the front, an enclosed garden with secure gated pedestrian access to the side leading to the rear garden. To the rear, an enclosed garden with a patio area and steps leading up to the remainder of the garden, which is laid to lawn.

The ancient township of Kidwelly, made famous by its 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 INFORMATION *** Traditionally built ex-local authority property. Mains water, electric, gas and sewerage connected. Council tax band B. The property has been extended to the front and rear. External wall insulation to the property. The deeds and documents of title having been lost the land is subject to such restrictive covenants as may have been imposed thereon before 6 October 2025 and are still subsisting and capable of being enforced with a possessory title. On-street parking only. Disabled shower-room downstairs. For this location, according to Ofcom, the following information is available: Broadband availability—up to Ultrafast (80 Mbps); Mobile availability —limited availability on all networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

LOUNGE

INNER HALLWAY

AIRING CUPBOARD

DISABLED SHOWER ROOM

DINING AREA

UNDERSTAIRS STORAGE CUPBOARD

KITCHEN AREA

LANDING

BEDROOM 1

EN-SUITE

BEDROOM 2

BEDROOM 3

DIRECTIONS

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