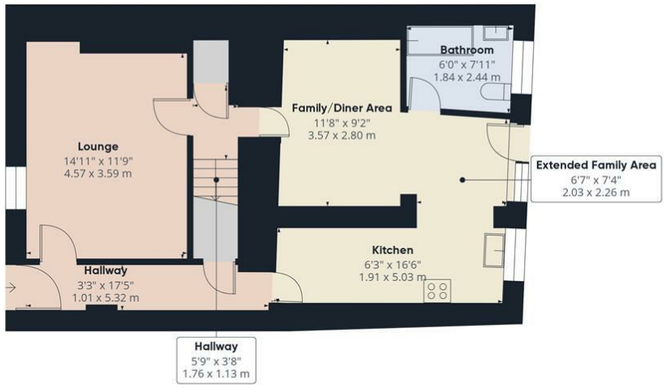
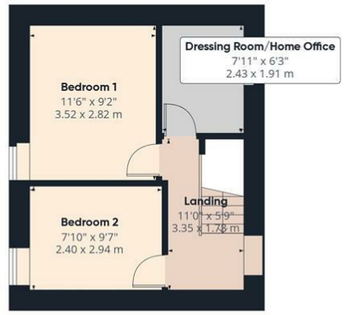


Floor 1



Floor 2

Approximate total area(1)

900 ft²

83.6 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 AKF/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,

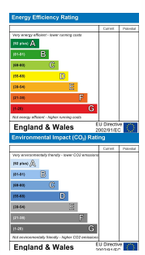
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01554 759655
www.westwalesproperties.co.uk

13 Priory Street, Kidwelly, SA17 4TR

- Terraced Cottage With Plenty Of Charm
- Downstairs Bathroom
- Patio With A Good-size Enclosed Rear Elevated Garden
- Chain Free!
- One To View!
- Spacious Kitchen Through to Sitting/Family/Diner Room
- Two Bedrooms & Dressing Room/Home Office
- On-street Parking
- Ideal First Time Buyers Home
- EPC RATING TBC. COUNCIL TAX BAND B.



£160,000

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

The Agent that goes the Extra Mile

We here are West Wales Properties are pleased to introduce to you all 13 Priory Street, chain-free and ready to give all you lucky purchasers the warmest of welcomes! Sitting pretty in a row of cottages not far from Kidwelly town centre we have for sale this charming wrap-around cottage which offers a lounge and a spacious kitchen/diner and family room and a good-size rear garden which stretches over two levels. This attractive looking cottage has been a well-loved home thought the years and is looking for a new owner to love it again! Call us today on 01554 749655 to arrange a viewing! EPC RATING TBC. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, understairs storage cupboard, lounge, inner hallway, storage cupboard, spacious L-shaped diner/family room into galley kitchen, bathroom, landing, two bedrooms and dressing room/home office. Externally to the rear there is a patio seating area with decked steps leading up to a second decked seating area and the remainder of the garden is ladi to lawn with mature shrubbery.

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 INFORAMTION *** Traditionally built property. Mains water, electric, gas and sewerage connected. Council tax band B. On-street parking. Patio are with decked steps leading up to an elevated garden. Probate has been granted. For this location, according to Ofcom, the following information is available: Broadband availability—up to Superfast (80 Mbps); Mobile availability- variable availability for all networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

LOUNGE

STORAGE CUPBOARD

INNER HALLWAY

SITTING/DINING AREA

KITCHEN

BATHROOM

UNDERSTAIRS CUPBOARD

LANDING

BEDROOM 1

BEDROOM 2

DRESSING ROOM/ HOME OFFICE

DIRECTIONS

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