

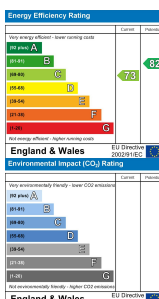


## Caxton House, 28 Ferry Road, Kidwelly, Carmarthenshire, SA17 5BJ

- Timber Framed, Individually Designed Detached Property • Three Bedrooms
- Lounge With Inglenook & Study Area
- Ample Parking To the Front
- Historic Town Location
- Cloakroom, Bathroom & En-suite Bath & Shower Room
- Enclosed Rear Garden With An Array Of Flowering Borders & Lawn
- TAX BAND F. EPC RATING C.

£430,000

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

TAX: Band F

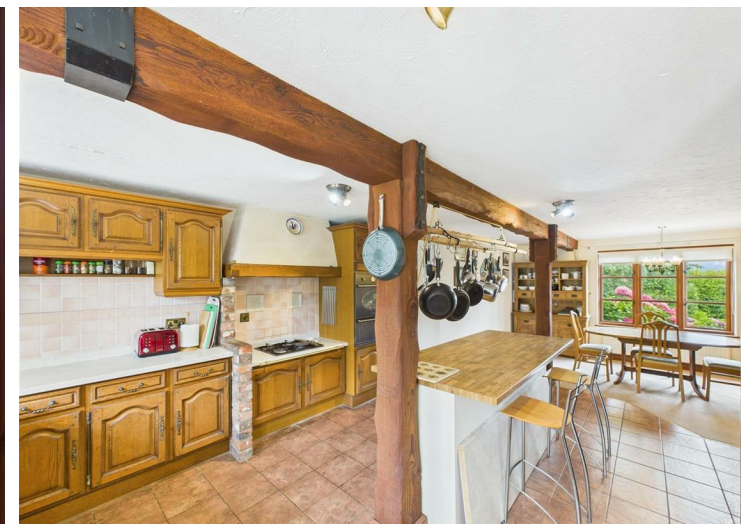
\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

TAKE ON JHL/SC/0725/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,

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Standing pretty and proud on Ferry Road in the charming town of Kidwelly, this delightful three-bedroom detached house, built in 1994, offers a perfect blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The two well-proportioned reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for gatherings with friends and family. The well-appointed garden is a true delight, offering a glorious outdoor space for gardening enthusiasts or simply enjoying the fresh air. The house is accessed by means of a sweeping driveway, affording ample parking space for an array of vehicles, a rare find that adds to the property's appeal. The location is particularly convenient, providing easy access to local amenities and transport links, making daily life effortless. This well-presented home is ready for you to move in and make it your own. Whether you are looking for a family home or a peaceful retreat, this property on Ferry Road is sure to impress. Don't miss the opportunity to view this lovely house. EPC RATING C. TAX BAND F

The ancient township of Kidwelly, renowned for its Norman castle, is conveniently situated midway between Carmarthen and Llanelli. Kidwelly offers a range of amenities, including schools and shops. 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**

- HALLWAY**
- CLOAKROOM**
- LOUNGE**
- STUDY AREA**
- KITCHEN/BREAKFAST/DINER**
- UTILITY ROOM**
- LANDING**
- BATHROOM**

**STORAGE CUPBOARD**

- BEDROOM 1**
- EN-SUITE BATH & SHOWER ROOM**
- WALK-IN WARDROBE**
- BEDROOM 2**
- BEDROOM 3**



**DIRECTIONS**

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.