Approximate total area(1)

1106 ft²

102.7 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 electric and water connected. Oil central heating. Private drainage- Cesspit. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'

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

Take on AKF/SC/0625/OK

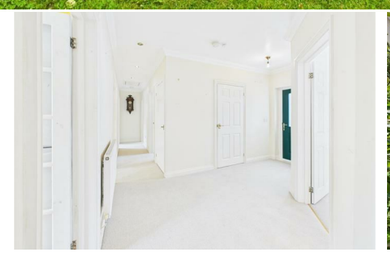
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

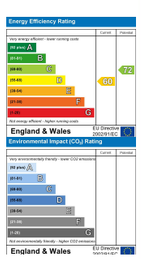
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



28 Monksford Street, Kidwelly, Carmarthenshire, SA17 4TW

- **Detached, Traditional Bungalow**
- **Lounge, Dining Room & Conservatory**
- **Spacious Garage & Ample Off-road Parking**
- **Front & Rear Gardens**
- **EPC RATING D. COUNCIL TAX BAND D.**
- **Three Bedrooms**
- **Private Drainage-Cesspit & Oil Central Heating**
- **Chain Free & Ready For Occupancy**
- **On The Cusp of The Historic Town of Kidwelly**



£275,000

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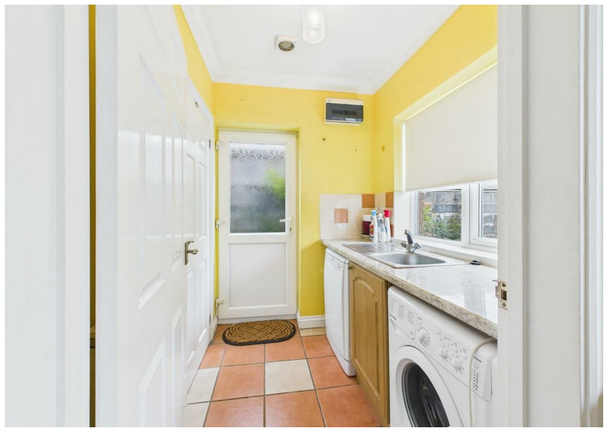
The Agent that goes the Extra Mile



Page 2

Sitting pretty and proud and set back from the road of Monksford Street, Kidwelly, we here at West Wales Properties are pleased to welcome to the market this traditionally built detached bungalow, chain-free and ready for viewings! Offering a pleasing flow internally along with a spacious garage and additional off-road parking, and situated in the picturesque town of Kidwelly which offers a lot of amenities and steeped in history making this bungalow an ideal purchase for someone wanting a bit of peace and quiet. EPC RATING D. COUNCIL TAX BAND D.

Accommodation comprises : Hallway, cloakroom, coat-cupboard, lounge, family bathroom, kitchen, utility room, boiler cupboard, dining room, conservatory and three bedrooms. Externally a good-size open-aspect frontage with a small lawned area with flowering borders, driveway and garage. Secure gated pedestrian access to the side going to the rear garden. An enclosed rear garden with two small lawn areas with mature shrub borders.

The ancient township of Kidwelly, made famous by its famous Norman castle, is conveniently situated midway between Carmarthen and Llanelli. Kidwelly offers many 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

HALLWAY

CLOAKROOM

LOUNGE

FAMILY BATHROOM

KITCHEN

UTILITY ROOM

CLOAKROOM CUPBOARD

BOILER ROOM

DINING ROOM

CONSERVATORY

BEDROOM 1

BEDROOM 2

BEDROOM 3

GARAGE

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 second turning off and drive up the by-pass taking the first turning off on your left, signposted "Kidwelly" onto "Monksford Street", the property is situated halfway down on the left, number 28.

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