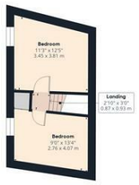
Floor 1



Floor 3

Approximate total area(1)

1277 ft²

118.3 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, electric and sewerage connected. Gas LPG situated in the rear garden. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'B'

WHAT3 WORDS//////uptown.lollipop.rewriting

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

Take-on AJS/SC/0626/OK

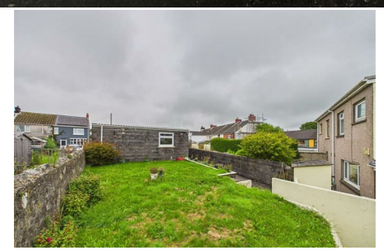
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly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

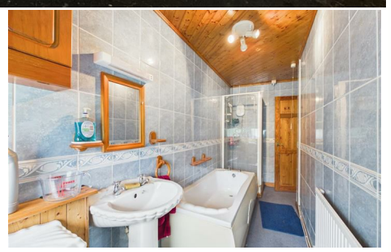
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

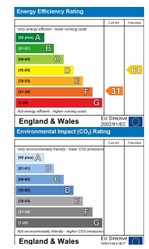
01554 759655
www.westwalesproperties.co.uk





7 Heol Singleton, Llansaint, Kidwelly, SA17 5JG

- Chain-free, Traditional, Mid-terraced Cottage
- Two Reception Rooms
- Requires Updating Throughout
- Quiet Village Location
- Two Double Bedrooms
- Downstairs Family Bathroom
- Ideal Starter Home
- Rear Garden, Double Garage & Additional Parking
- EPC RATING F. COUNCIL TAX BAND B.



Chain Free £149,950

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

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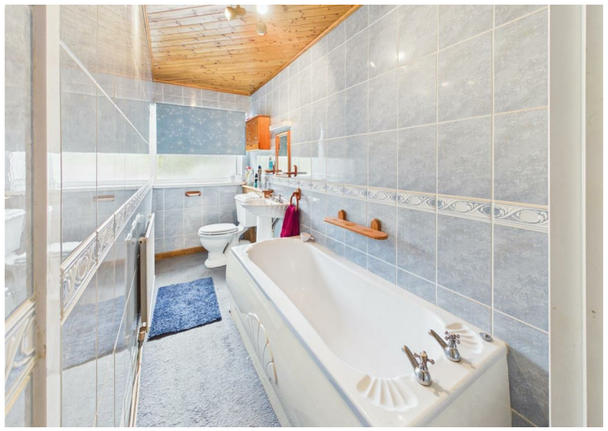
The Agent that goes the Extra Mile



Situated in Heol Singleton in the quiet little village of Llansaint, we have for this sale pretty looking double-fronted quaint little cottage ready to welcome all buyers looking for their next property to put their own stamp on! Chain-free and ready to go, this property requires updating throughout and once done can be a well-loved home again. Offering two double bedrooms and a double garage with parking at the rear this property would make an ideal home for someone wanting to be surrounded by peace and quiet of village life but not far from the local towns of Kidwelly and Carmarthen. Call us today on 01554 759655 to see what behind the door of this minty-green cottage. EPC RATING F. COUNCIL TAX BAND B.

Accommodation comprises : Lounge, sitting room, kitchen/diner area leading to utility area, boiler cupboard, pantry cupboard, inner hallway, family bathroom, landing and two double bedrooms. Externally, to the rear a small brick tool shed, steps leading up to a level-lawned area and pedestrian access into a double garage and to an additional parking area with Gas LPG tank and rear lane access.

Llansaint is a village of farmsteads and cottages in Carmarthenshire, Wales. It includes a cluster of 19th century stone-built houses around the church, and is surrounded by farmsteads and modern residential development. The village is a popular location for village living and is not far from Kidwelly town where the local amenities are situated.

..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built. Mains water, electric and sewerage connected. Gas LPG tank situated at the rear of the property. The property requires updating throughout. Small asbestos roof situated on the small brick tool shed. The rear garden is elevated and steps lead up from the rear door. We are awaiting a copy of the land registry to confirm if there are any covenants or easements pertaining to the property. For this location, according to Ofcom, the following information is available: Broad availability - Ultrafast (1800 Mbps). Mobile availability - variable mobile phone coverage for all networks. From the information currently available to the Coal Authority, a mining report is recommended for this property. WHAT3WORDS///uptown.lollipop.rewriting

LOUNGE

SITTING ROOM

KITCHEN/DINER AREA

UTILITY AREAR

STORAGE CUPBOARD

BOILER CUPBOARD

INNER HALLWAY

FAMILY BATHROOM

LANDING

BEDROOM 1

BEDROOM 2

STORAGE CUPBOARD

SMALL OUTBUILDING

DOUBLE GARAGE

DIRECTIONS

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