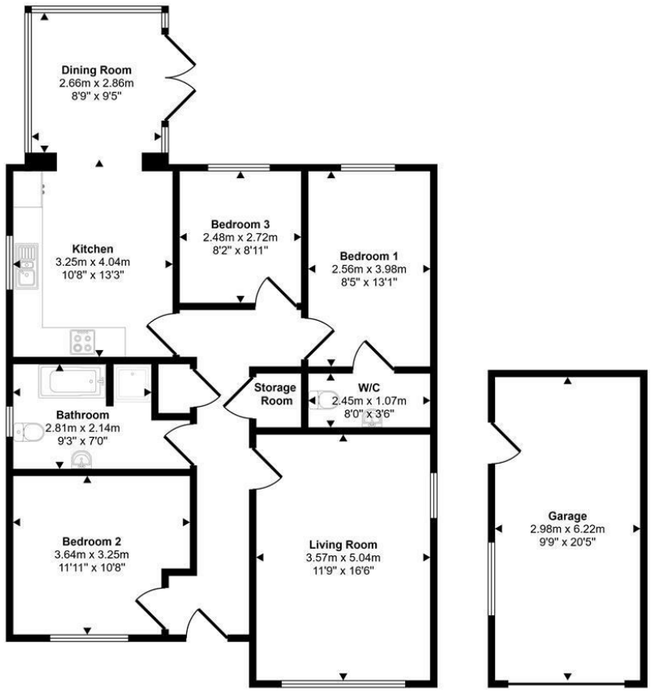
Approx Gross Internal Area
112 sq m / 1203 sq ft



Floorplan
Approx 93 sq m / 1003 sq ft

Garage
Approx 19 sq m / 199 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D'
HEATING: Gas

ref: IK / LLE / FEB / 26/ OK

FACEBOOK & TWITTER
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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

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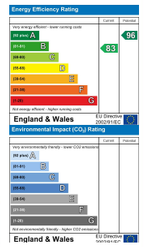
01267 236655
www.westwalesproperties.co.uk

WEST WALES FINEST PROPERTIES

2 Llys y Felin, Kidwelly, Carmarthenshire, SA17 4UQ

- Detached Bungalow
- Cul-De-Sac
- Open Plan Kitchen/Diner
- Driveway Parking And Detached Garage
- Gas Central Heating
- NO ONWARD CHAIN
- Three Bedrooms
- Contemporary Design
- Immaculately Presented
- EPC Rating: B



Offers In Excess Of £350,000

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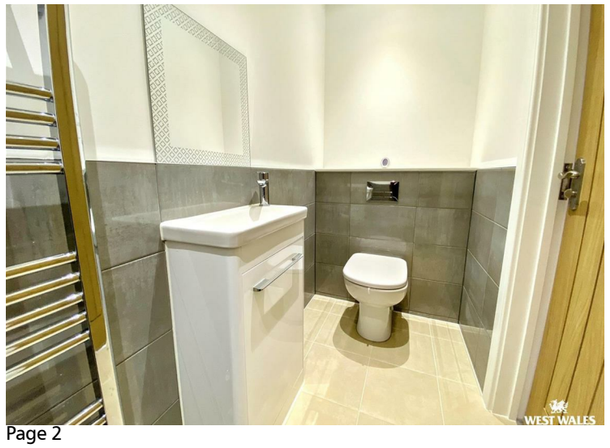


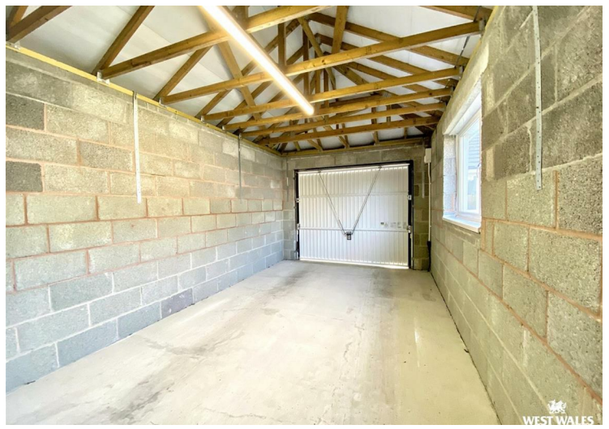
NO ONWARD CHAIN

A great opportunity to acquire an immaculately presented detached bungalow, situated in the highly sought after cul-de-sac of Llys Y Felin, Kidwelly. Built in 2022 the property boasts a stylish contemporary decor throughout. Designed with modern living in mind, the property would make a brilliant family home, or retirement property. Conveniently located on the edge of Kidwelly town, there are an array on amenities within walking distance. Viewing is highly recommended!

The accommodation comprises entrance hall with ample built in storage, living room, modern family bathroom with bathtub and separate waterfall shower, master bedroom with en-suite W/C, and two additional bedrooms. An open plan kitchen/diner is located to the back of the property and is fitted with a range of modern appliances, gloss units and wood effect worktops. Patio doors provide direct access to the garden, creating an ideal space for hosting. The property benefits from UPVC double glazing, a sprinkler system, and has gas central heating.

Externally, the front offers low maintenance gravelled area, with a pathway leading up to the front door. A driveway provides ample off-road parking for several vehicles, complimented by a detached garage for secure parking and storage. A side gate offers convenient access to the rear garden, which is mainly laid to lawn, and includes a patio area suitable for outdoor seating.

Kidwelly is a picturesque town in Carmarthenshire, west Wales, approximately 7 miles north-west of the most populous town in the county, Llanelli. It lies on the River Gwendraeth above Carmarthen Bay. Local attractions include Kidwelly Castle, founded in 1106 and is famous for its battle in 1136 in which Princess Gwenllian, sister of Owain Gwynedd, courageously led her husband's troops into battle against a Norman army during his absence and was beheaded. Although being an ancient town, Kidwelly grew significantly during the industrial revolution, as did many other towns in South Wales. The town was home to a large brickworks and tinworks. Home to a small supermarket, an array of pubs, surgeries, primary schools and regular access for bus and train services.



DIRECTIONS

From our office in Carmarthen Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312. At the roundabout, take the 2nd exit onto A4242. At the roundabout, take the 1st exit onto A40, At the roundabout, take the 3rd exit onto A484. At the roundabout, take the 3rd exit and stay on A484. At the roundabout, take the 2nd exit and stay on A484. At the roundabout, take the 2nd exit onto Carmarthen Road. Continue down Water Street and New Street, passing over the Bridge. Take the 2nd right onto Station Road and then left onto Park View Drive. Follow the road to the end of the cul-de-sac.
What/Three/Words:///chestnuts.vital.notebook

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