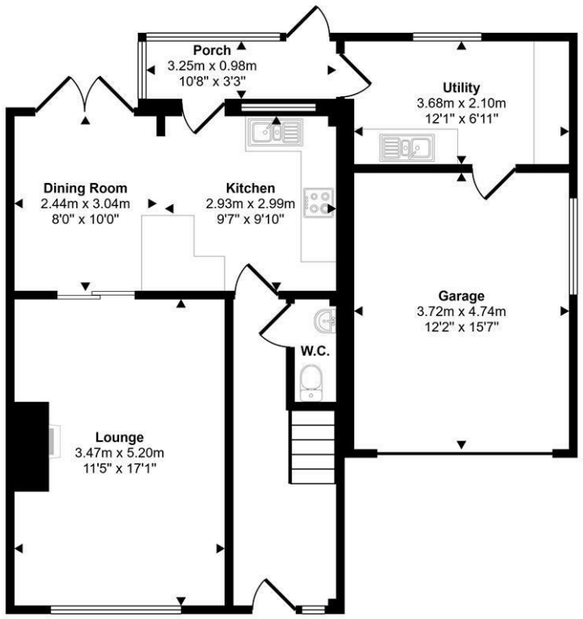
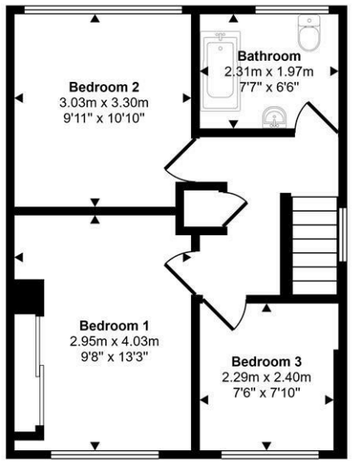
Approx Gross Internal Area
119 sq m / 1276 sq ft



Ground Floor
Approx 78 sq m / 837 sq ft



First Floor
Approx 41 sq m / 438 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 'C'
HEATING: Gas

ref: IK/ LLE /JUNE/ 25/OK EJL

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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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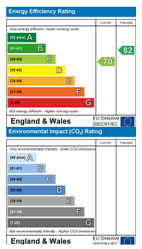
68 Ferry Road, Kidwelly, Carmarthenshire, SA17 5EQ

- SEMI-DETACHED HOUSE
- DOWNSTAIRS CLOAKROOM
- THREE BEDROOMS
- MATURE GARDENS
- GAS CENTRAL HEATING
- CONTEMPORARY KITCHEN/DINER
- UTILITY ROOM
- FAMILY BATHROOM
- DRIVEWAY PARKING AND GARAGE
- EPC RATING: C



No Onward Chain £240,000

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The Agent that goes the Extra Mile

A well presented semi-detached house, situated in the sought after town of Kidwelly. Located within walking distance to the historic Castle and local shops, there is also easy access to public transport links. Designed with modern living in mind, the property would make a fantastic family home!

The ground floor accommodation comprises; an entrance hallway with a cloakroom, a living room with feature fireplace, and a contemporary open plan kitchen/diner, fitted with a range of appliances. This space really is the heart of the home, and great for entertaining all your family and friends. Off the kitchen is the rear porch which leads through into a utility room, and the integral access to the garage. Upstairs provides a stylish family bathroom, and three bedrooms. The master bedroom boasts ample built in wardrobe space. A loft space also provides great additional storage. The property benefits from UPVC double glazing and gas central heating.

Externally, there is ample driveway parking for several vehicles to the front, with gated access to the rear garden. The garden which is mainly laid to lawn offers a great space for children to play, space to plant out a beautiful garden, or even grow your own vegetables. A low maintenance gravelled and decking area, also provide a great space for outside seating. You can really envision spending those summer evenings having BBQ's with the family.

Viewing is highly recommended, to appreciate this lovely family home!

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.

DIRECTIONS

From our office on Dark Gate 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 Pensarn 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 Rd, Continue onto Water St, Turn right onto Ferry Rd, Stay on Ferry Rd, where the property will be on the left. What/Three/Words:///surface.fittingly.operated

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