

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.

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62 Causeway Street, Kidwelly, Carmarthenshire, SA17 4SU

- TERRACED HOUSE
- FIVE BEDROOMS
- FIVE BATHROOMS
- SUN TERRACE
- OFF ROAD PARKING
- GOOD TRANSPORT LINKS
- REAR GARDEN
- CLOSE TO AMENITIES
- EPC RATING: C

Offers In Excess Of £365,000

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
Email: carmarthen@westwalesproperties.co.uk
Telephone: 01267 236655

We Say...

This is a fantastic opportunity to purchase this five-bedroom property in the picturesque historical town of Kidwelly. This property has so much to offer and allows the new owners to create their dream, whether you are looking for multi-generational living, a home where you can have investment potential with Bed and Breakfast opportunity or are simply looking for a beautifully presented home in a great location, this property has it all.

The property was previously run as a Bed and Breakfast and if the new owners wish to do something similar the property is set up in a way that your guests can have access through the front of the property, which leads to an open-plan living/dining room, with stairs leading up to four double bedrooms each with their own en-suites. There is also a boarded loft with electricity and a window. Following on from the living/dining room is a downstairs WC, utility room with separate drying room and office, which leads to the rear of the property. This would make fantastic owners' accommodation or offer heart-of-the-home living for a family with an open plan lounge/dining room and kitchen, with a further staircase leading up to a double bedroom with a roof terrace overlooking the garden, there is also an en-suite. The property also benefits from ground source system supplying underfloor heating and water, also a plumbed system for rain water harvesting.

Externally to the rear of the property, accessed from the utility room, you will find a patio area and landscaped garden with a greenhouse, garden shed/garage. The property also benefits from off-road parking to the rear for multiple vehicles and electric car charge point.

Location

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 in Dark Gate 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 1st exit and stay on A484. Turn right onto Monksford St/B4308. Turn left onto Alsted St. Turn right onto Causeway St. The property will be on the left. What3Words Reference: juggler.appetite.conveying

GENERAL INFORMATION

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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.

TAX: Band B

FACEBOOK & TWITTER

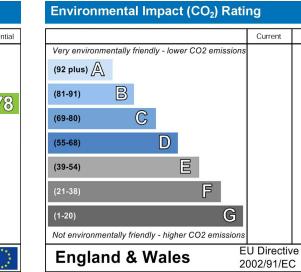
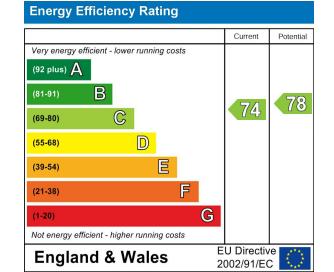
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Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only.

Dimensions are approximate. NOT TO SCALE.

CFP/REM/03/23 OK



AERIAL VIEW

