

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.

#### GENERAL INFORMATION

VIEWING: STRICTLY 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

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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/06/24 OK REM

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.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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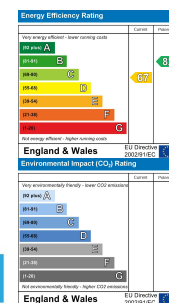


## 70 Priory Street, Kidwelly, SA17 4TY

- SEMI-DETACHED HOUSE
- REAR GARDEN
- GOOD TRANSPORT LINKS
- OFF ROAD PARKING AND GARAGE
- HEATING - GAS
- THREE BEDROOMS
- NO CHAIN
- IDEAL FIRST TIME BUYER OPPORTUNITY
- BEAUTIFULLY PRESENTED
- EPC RATING - D

**O.I.R.O £180,000**

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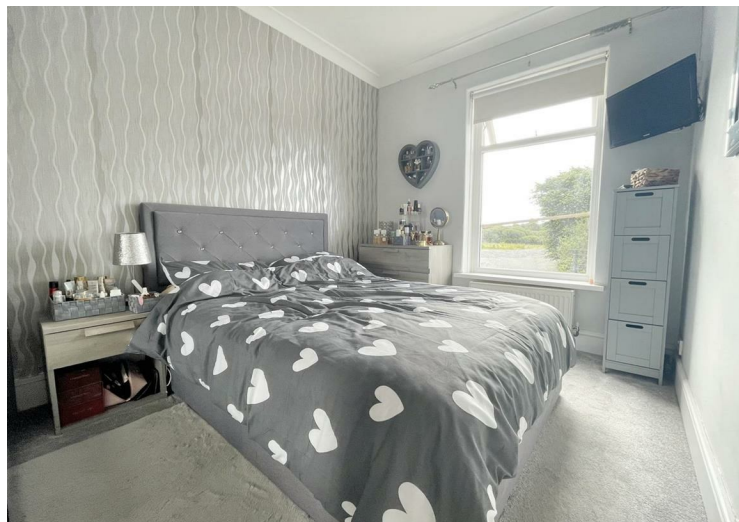
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**The Agent that goes the Extra Mile**







A fantastic opportunity to purchase this beautifully presented, three bedroom, semi-detached house, in the popular town of Kidwelly. Located close to local amenities, including a primary school and shops, everything you need is just a stone's throw away. Plus, with good transport links nearby, commuting to work or exploring the surrounding areas and beaches, is easy and convenient.

Ideal for first-time buyers or those looking to take the next step up the housing ladder, this home offers ample space for a growing family or for those looking for space to entertain. With off road parking available and a garage, you'll never have to worry about finding a spot for your car.

The property briefly comprises; entrance porch, hall, open plan living/dining room, a perfect space for entertaining or everyday family life, kitchen, family bathroom and a conservatory which opens onto the garden. Moving upstairs you will find three bedrooms and an upstairs WC.

Step outside to discover a lovely, low maintenance garden, complete with an AstroTurf lawned area, perfect for allowing the children a safe space to play or for the dog to stretch their legs and a patio area for alfresco dining or simply sitting back to relax with your morning coffee. The off-road parking and garage adds convenience to your daily routine, making coming home a breeze.

Don't miss out on the opportunity to make this delightful property your new home. Book a viewing today and start envisioning the life you could create in this wonderful 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 Llammas 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 Priory St. The property will be on your right. What3Words Reference; *///-tan-bwyt-tyrion*  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.