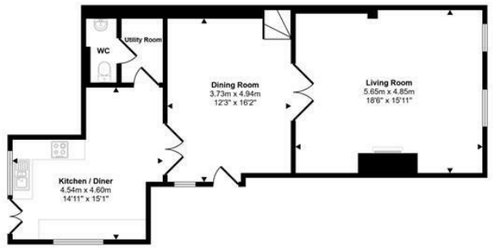
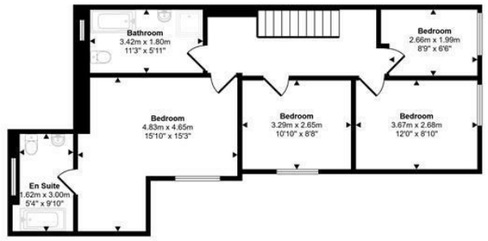
Approx Gross Internal Area
211 sq m / 2273 sq ft



Ground Floor
Approx 70 sq m / 754 sq ft



First Floor
Approx 69 sq m / 743 sq ft

Loft
Approx 72 sq m / 776 sq ft

Denotes head height below 1.5m

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: 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/10/24/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

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9 Pembrey Road, Kidwelly, Carmarthenshire, SA17 4TF

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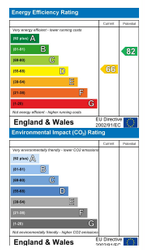
- HEATING - GAS
- FOUR BEDROOMS
- OFF ROAD PARKING
- GOOD TRANSPORT LINKS
- NO ONWARD CHAIN
- EPC RATING - D



£250,000

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

The Agent that goes the Extra Mile

Celebrating 30 Years of Business

Located in the sought-after town of Kidwelly, this traditional and charming end-terrace family home is a hidden gem awaiting discovery. With two reception rooms, four bedrooms, and the possibility to create a fifth bedroom in the loft space, it offers abundant space for a growing family or those who love to entertain.

Upon entering, you're welcomed by a fantastic family dining room—an inviting area perfectly suited for memorable gatherings. From here, double doors lead you into the fantastic living room, ideal for hosting guests or unwinding after a long day. Toward the rear, the property opens into a dining, and kitchen area, with access to the rear garden. Off the kitchen, there is a very handy utility space and downstairs W/C.

Upstairs, four well-appointed bedrooms await, along with an ensuite shower room to the master and a family bathroom. The current vendors looked into putting in an additional staircase to the loft space to create a fifth bedroom which could also be utilised as a home office, or playroom subject to the relevant permissions.

Externally, the home features a charming walled front courtyard which is laid to chippings and off-road parking. The enclosed rear garden with lawn and gravel patio areas is a wonderful space for alfresco dining or giving the children (or dog) space to play. This property beautifully balances its traditional charm with modern conveniences and boasts an ideal location: close to the town centre for easy access to amenities, yet only a short stroll from the scenic coastal path, ideal for outdoor adventures.

Beautifully presented, this is a rare find and viewing is essential to fully appreciate it. Don't miss your chance to make this remarkable house your home.

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 1st exit and stay on A484, At the roundabout, take the 2nd exit onto Pembrey Rd, The property is on the left. What3Words reference, ///approvals.tides.trumpet

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