

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 'B'  
HEATING: Gas

ref: CF/ LLE / NOV/ 25/OK REM

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @WVProps  
~~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**

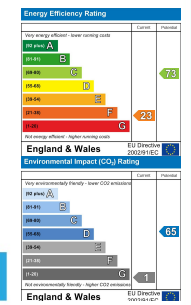


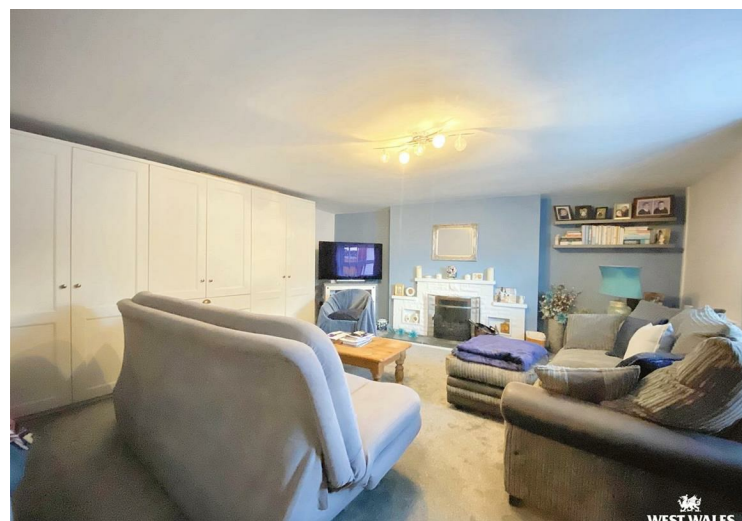
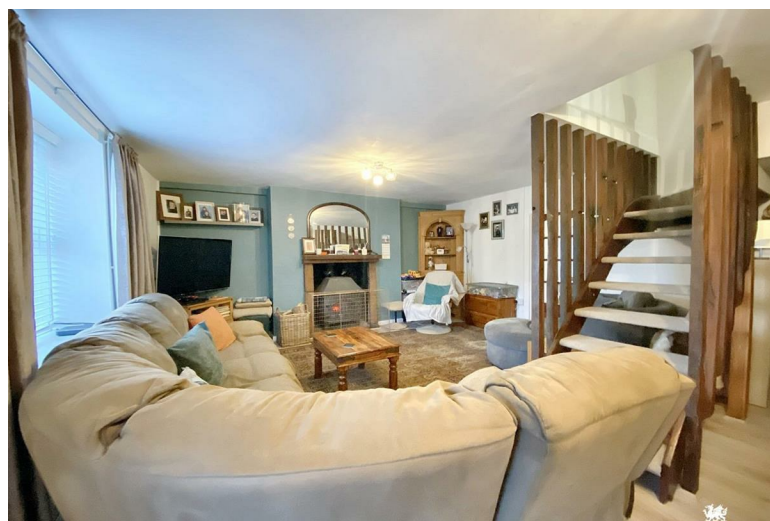
**The Dairy House, 16 Alstred Street, Kidwelly, Llanelli, Carmarthenshire, SA17 4TN**

- End-of-Terrace Cottage
- Three Bedrooms
- Utility Room
- Sought After Location
- Gas Central Heating
- Views Of Kidwelly Castle
- Two Reception Rooms
- Mature Garden With Outbuildings
- Close to Local Amenities
- EPC Rating: F

**£295,000**

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



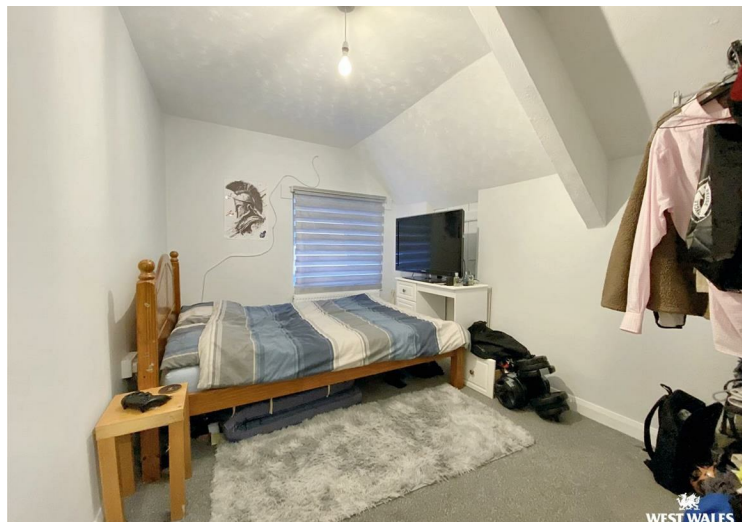
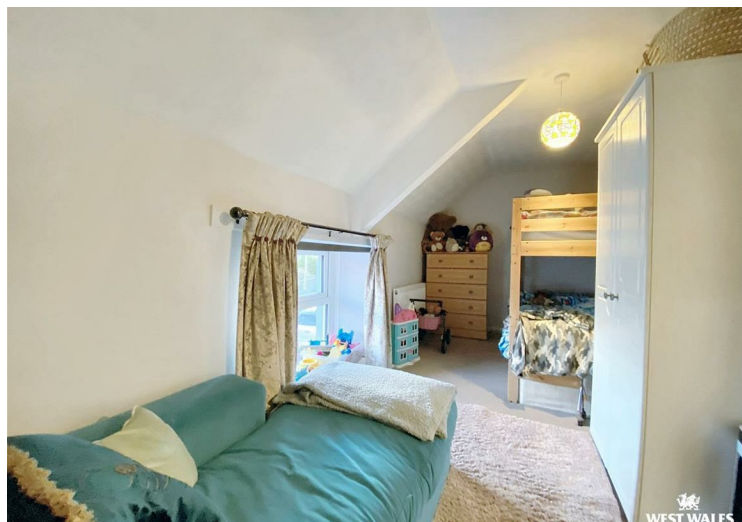


"The Diary House" is a well presented character cottage situated on the edge of Kidwelly town. The end of terrace property has been lovingly renovated by the current vendors. Once part of a dairy for the local farm, the property boasts views of Kidwelly Castle from the rear boundary of the garden. Conveniently located close the local amenities, the property would make a great family home. Viewing is highly recommended!

Offering versatile accommodation throughout, the ground floor comprises; living room with a feature log burning stove, and a second reception room which would also make a great downstairs bedroom. A formal dining room leads through into the kitchen, which provides a great space for entertaining your family and friends. Downstairs also provides a modern shower room, and a utility room. The first floor provides, three double bedrooms and the modern family bathroom. Benefiting from UPVC double glazing, the property also has gas central heating.

Externally, the mature garden is home to variety of plants, trees and shrubs, truly making it a gardeners paradise. With those idyllic castle views, you can really envision sitting and relaxing while taking in your surroundings. A landscaped patio area offers space for outside seating. An outbuilding still adjoins the main cottage, and once was the former diary. Currently used as a storage space, there an abundance of opportunities and development potential. A side lane provides easy access to the garden and the detached garage, which offers further secure storage. There is on street parking available in front of the cottage.

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 Carmarthen take the A40 out of town. At the 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. Continue straight to stay on A484 for approx 5.5 miles. At the roundabout, take the 1st exit and stay on A484. Turn right onto Monksford St/B4308, and then turn left onto Alstred Street. The property is on the right hand side. What/Three/Words:///hotspots.chats.probe See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.