

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: Oil

ref: CPF / LLE / FEB / 26/OK

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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,

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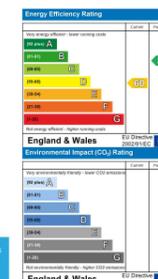


8 Maes Y Berllan, Llangyndeyrn, Kidwelly, Carmarthenshire, SA17 5BL

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- MODERN KITCHEN
- DRIVEWAY PARKING
- OIL CENTRAL HEATING
- GORGEOUS COUNTRYSIDE VIEWS
- LIVING/DINING ROOM
- REAR GARDEN WITH OUTBUILDING
- WELL PRESENTED
- EPC RATING: D

£215,000

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The Agent that goes the Extra Mile





A brilliant opportunity to acquire a well-presented semi-detached house, located in the village of Llangydeyrn. Situated in an idyllic setting surrounded by countryside views, the property really is a must-see. Newly renovated by the current vendors, the property boasts a stylish modern decor throughout. The property would make an ideal home, or even a great first-time buy. Viewing is highly recommended!

The ground floor accommodation comprises: an entrance hallway laid with the original quarry tile flooring, an open plan living/dining room, which leads through into the modern shaker style kitchen. With an abundance of natural light, you can really envision relaxing with family and friends while taking in your surroundings. The first floor provides: a shower room, two double bedrooms and a third single bedroom, which would also make a great study. The property benefits from UPVC double glazing, loft storage and is fitted with oil central heating.

Externally, there is ample driveway parking to the side of the property, which also provides easy access to the rear of the property. The garden, which is mainly laid to lawn, is ideal for those with children or pets. A patio area also provides a great entertainment space, perfect for summer BBQs with the family. There is also an outbuilding which provides an outside w/c and additional secure storage. In addition, there is plumbing for a washing machine located outside in the smaller storage room of the outbuilding, meaning that this could be used as a utility room.

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. 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 to the Pensarn roundabout. Take the 3rd exit and then the 3rd exit at the second roundabout onto the A484. At the roundabout, take the 2nd exit and stay on A484. Continue through Cwmffrwd and on the sharp right hand bend bear left, and then take the first left hand turn towards Pontyberem. As you enter Llangydeyrn pass the church on the right, and then turn right. Follow the road passing the Farmers Arms on the left. Turn left onto Maes Y Berllan, where the property is on the left hand side.
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.