Approx Gross Internal Area
260 sq m / 2794 sq ft



Ground Floor
Approx 88 sq m / 951 sq ft

Denotes head height below 1.5m

First Floor
Approx 90 sq m / 971 sq ft

Second Floor
Approx 81 sq m / 872 sq ft

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.

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
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

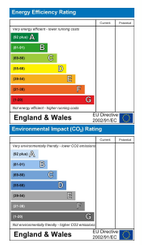
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The Bell Lady Street, Kidwelly, SA17 4UD

- SEMI-DETACHED HOUSE
- FOUR RECEPTION ROOMS
- EACH ROOM HAS A DEDICATED SHOWER/BATH
- COURTYARD REAR GARDEN
- HEATING-GAS
- FOUR DOUBLE BEDROOMS
- ONE BED HOLIDAY COTTAGE - POTENIAL INCOME/MULTIGENERATIONAL LIVING
- BALCONY
- CLOSE TO LOCAL AMMENITIES
- EPC-

£450,000



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The Agent that goes the Extra Mile

We Say...

Located in central Kidwelly, this semi-detached house offers approximately 260 sq m (2,794 sq ft) over three floors, with a self-contained annex that makes it well suited to multi-generational living. It is within walking distance of the bus and train stations and the routes to Kidwelly Castle.

The ground floor has a slate-tiled hallway leading to two reception rooms. Further along are a family bathroom, a utility room, and the kitchen/dining room at the rear. The kitchen has wooden cabinetry, stone-tiled flooring and space for a large dining table, making it a natural gathering point for the whole family. It opens onto a paved courtyard garden with container planting , raised beds , wood storage and a greenhouse.

At the rear of the courtyard is a self-contained single-storey annex, ideal for multi-generational households. It offers independent accommodation for older relatives or adult children, who can have their own space while remaining close to the family home. Alternatively, it could be run as a one-bedroom holiday let to generate rental income.

The first floor has four double bedrooms, each bedroom has its own shower or bath, so every family member has their own private space. There is also a guest WC on the landing. One of the bedrooms has glass doors opening onto a private balcony overlooking the neighbouring church and churchyard.

The second floor has two reception rooms with exposed roof beams, pitched ceilings, skylights and a wood-burning stove. Whether used as a family lounge, studio or entertainment room, it offers a further space for everyone to come together or spend time apart.

Together, the main house and annex give families the flexibility to live together while keeping their independence, with the option of rental income if needs change.







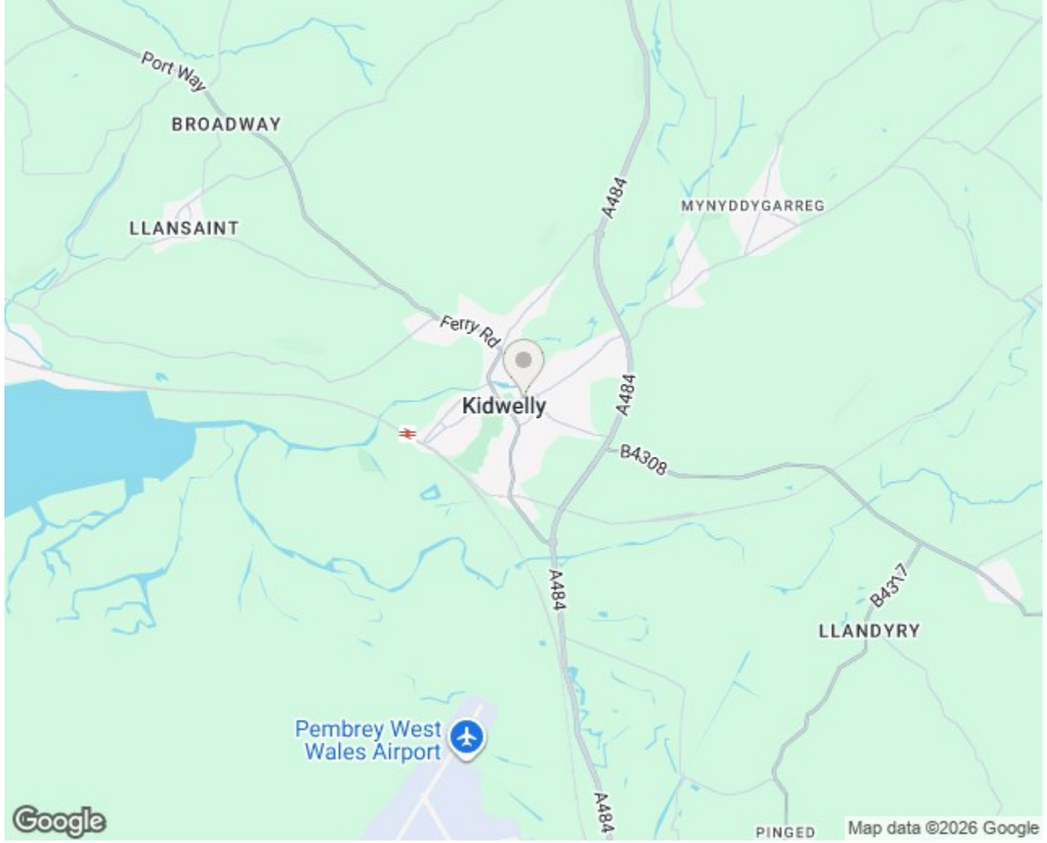
DIRECTIONS

Starting from Dark Gate in Carmarthen, head along Lammas Street and turn left onto Morfa Lane/B4312. At the roundabout, take the second exit onto the A4242, then the first exit onto the A40. At Pensarn Roundabout, take the third exit onto the A484, then continue straight over the next two roundabouts, staying on the A484 towards Kidwelly. At the roundabout, take the second exit onto Carmarthen Road, continuing onto Water Street and then New Street. Follow the road onto Bridge Street and Causeway Street, before turning left onto Lady Street/B4308. The destination will be on your left. What3words: ///mourner.inhabited.blushed

GENERAL INFORMATION

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: A
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/JTP/11/26 DRAFT

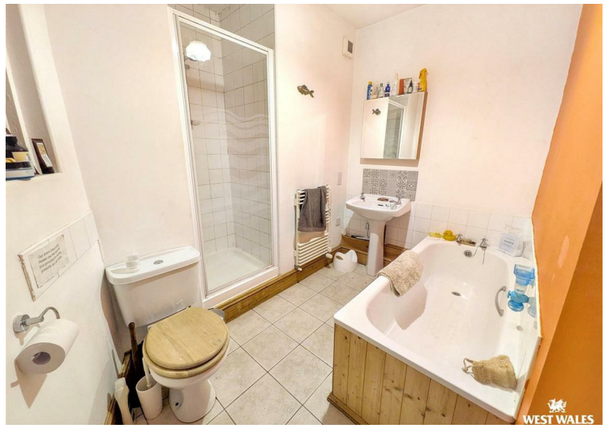
LOCATION AERIAL VIEW








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