



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'

We would respectfully ask you to call our office before you view this property internally or externally.

EJL/LLT/11/210K EJL
AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

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

01267 236655
www.westwalesproperties.co.uk

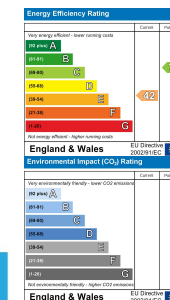


4 The Sidings, Mynyddygarreg, Kidwelly, Carmarthenshire, SA17 4PG

- Terraced House
- Two Reception Rooms
- Renovation Project
- Village Location
- Close to Local Amenities
- Two Bedrooms
- Utility Room
- Rear Garden
- Off-Road Parking
- EPC Rating E

Asking Price £105,000

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The Agent that goes the Extra Mile



IDEAL RENOVATION PROJECT This Two Bedroom Terraced Property is one of the original Railway Cottages situated in Kidwelly. The accommodation, is in need of renovation comprises; Living Room with quarry tiled floor, Dining Room, Kitchen leading out into the Utility Room and Bathroom. On the first floor there are two Double Bedrooms and a storage cupboard in the eves.

Externally, to the front of the property there is off-road parking. To the rear there is a garden with a stone shed with rear access. At the end of the garden, the property has another piece of land behind the brick shed belonging to the neighbouring property. This can be accessed via the garden or to the side of the terraced properties there is a bridle path which was once the railway line with steps down to the gardens.

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.

Living Room

14'0" x 13'7" (4.29 x 4.15)

Bedroom 2

11'6" x 6'11" max (3.52 x 2.13 max)

Dining Room

7'1" x 14'7" (2.16 x 4.45)

Kitchen

8'7" x 7'5" (2.62 x 2.28)

Bathroom

5'5" x 7'6" (1.66 x 2.29)

Utility

6'2" x 14'5" (1.89 x 4.41)

Bedroom 1

9'4" x 15'0" (2.85 x 4.59)



DIRECTIONS

Directions: From Carmarthen, take the A484 towards Kidwelly, past Morrisons & Halfords etc, & continue along this road for approx 8 miles. At the roundabout carry straight on, proceed over the bridge and then take the next left turning to Mynyddgarreg. Continue along this road and the property will be on your right. What3Words Reference: slogged.ironic.during

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