

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 D

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/08/24 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

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

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38 Ferry Road, Kidwelly, SA17 5BJ

- DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- REAR GARDEN
- CLOSE TO KIDWELLY TOWN
- HEATING - GAS
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- NO CHAIN
- GOOD TRANSPORT LINKS
- EPC - D

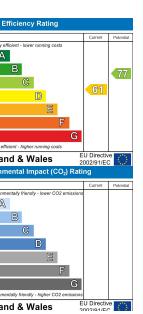
£250,000

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The Agent that goes the Extra Mile





A fantastic opportunity to purchase this beautifully presented two-bedroom detached bungalow situated in the desirable town of Kidwelly. The property is situated in an excellent location as it's only a few minutes walk from Kidwelly town, close to the train station, providing good rail links and is also within walking distance to Kidwelly Castle. The property can appeal to many different buyers from someone looking for a fantastic home to downsize to or for a family just starting out. We highly recommend viewing this bungalow to appreciate all it has to offer.

The property briefly comprises; an entrance hall, a wonderful living room which opens onto the conservatory, kitchen/breakfast room which is perfect for everyday family life or for entertaining, utility room, two double bedrooms and family bathroom.

Externally the property offers a combination of patio and gravel area to the front, with driveway to the side, offering off road parking for a couple of cars. To the rear there is a garden with lawn area and patio, perfect for alfresco dining or allowing space for the children or dog to play.

Don't miss out on the opportunity to make this delightful property your new home. Book a viewing today and start envisioning the life you could create in this wonderful home.

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.



DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammast 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 2nd exit onto Carmarthen Rd, Continue onto Water St, Turn right onto Ferry Rd, The property will be on your left. What3Words Reference: ///column.hears.drew
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.