

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 'D'

HEATING: Gas

ref: BP/ LLE / FEB/ 26

TAKEONOK/LLE/17/02/26

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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,

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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TELEPHONE: 01267 236655

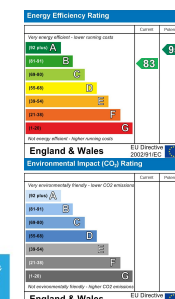


## 1 Llys Y Felin, Kidwelly, SA17 4UQ

- Detached Bungalow
- Immaculately Presented
- Corner Plot
- Detached Garage And Driveway
- Gas Central Heating
- Cul-De-Sac
- Three Bedrooms
- Family Bathroom And Shower Room
- Edge Of Town Location
- EPC Rating: B

**£380,000**

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**The Agent that goes the Extra Mile**







A brilliant opportunity to acquire an immaculately presented detached bungalow, situated in the highly sought after cul-de-sac of Llys Y Felin, Kidwelly. Benefitting from a corner plot position on the newly built development, the property would make a great family home, or retirement property. Completed in 2022, the property boasts a stylish modern decor throughout. Offering convenience and practically, you are also within walking distance to the array of amenities the town has to offer. Viewing is highly recommended!

Designed with modern living in mind, you enter the property into a welcoming entrance hallway. The accommodation comprises; the living room, a contemporary family bathroom, an additional shower room, three bedrooms, and the open plan kitchen/dining room. This impressive open plan space really is the heart of the home, and provides a great space for entertaining family and friends. The shaker style kitchen is fitted with a range of modern appliances, ceramic sink and wood effect worktops. The property benefits from UPVC double glazing, a sprinkler system, and has gas central heating.

Externally, the property is situated at the very end of the cul-de-sac and benefits from a wrap around corner garden. Ideal for those with pets or small children, the enclosed garden is mainly laid to lawn, while offering space for growing your fruit and vegetables. A patio area provides a great space for outside seating, perfect for dining al fresco during the summer months. With easy access to the detached garage through a side entrance, there is also a side gate opening onto the driveway. A lower maintenance front garden, also provides a great place to sit and relax.

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 Gwenllïan, 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 our office in Carmarthen Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas 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 the 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 Road. Continue down Water Street and New Street, passing over the Bridge. Take the 2nd right onto Station Road and then left onto Park View Drive. Follow the road to the end of the cul-de-sac. What/Three/Words:///music.reduction.crossing  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.