

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: Gas

REF: CFP / LSM / OCT 25 / OK EJJ

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.

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

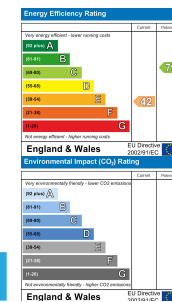


## 22 Ferry Road, Kidwelly, Carmarthenshire, SA17 5BJ

- DOUBLE FRONTED TERRACE
- PERIOD FEATURES
- THREE RECEPTIONS
- CLOSE TO AMENITIES
- HEATING: GAS
- THREE BEDROOMS
- LOFT ROOM
- GARDEN
- PARTIAL DOUBLE GLAZING
- EPC: E

**Offers In Excess Of £250,000**

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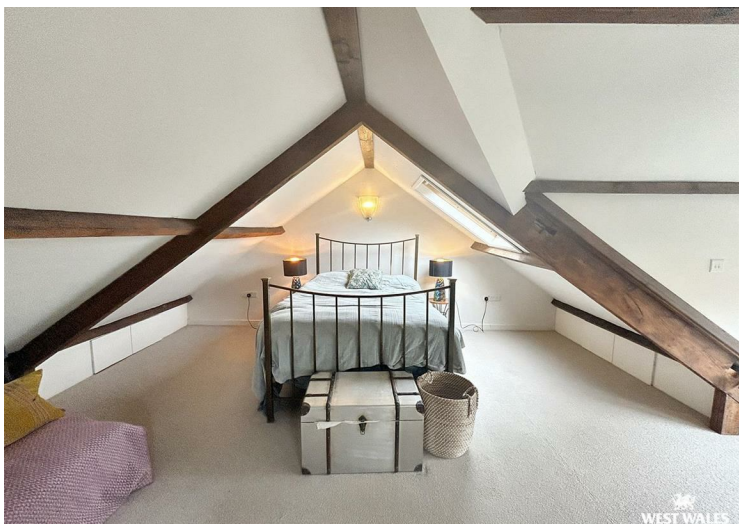
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**The Agent that goes the Extra Mile**



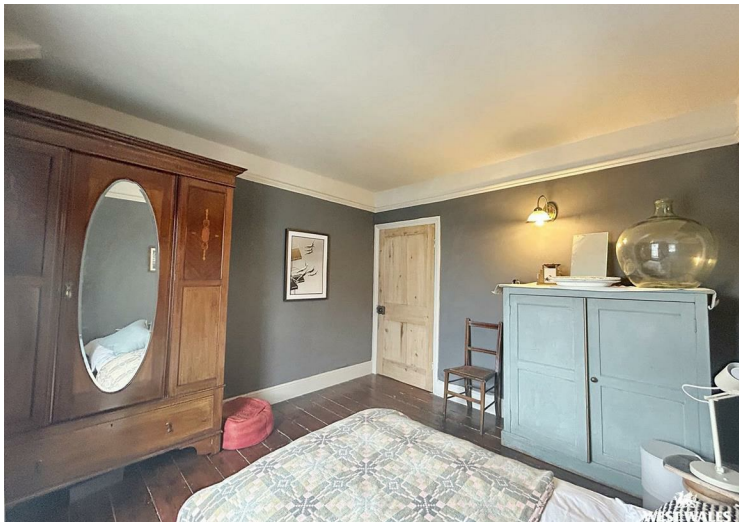
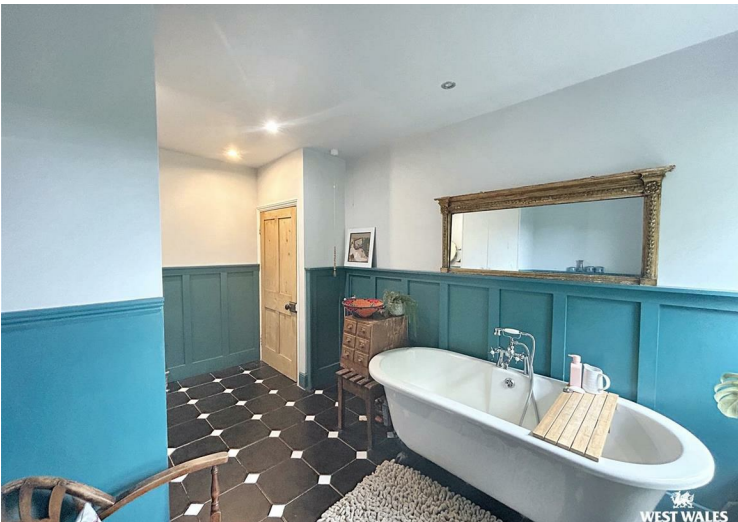




This beautifully presented period mid-terraced house has been sympathetically renovated to combine modern living with timeless character. Retaining original features such as wooden flooring, a stained glass window, and picture rails, the home exudes warmth and charm throughout.

The ground floor offers a welcoming entrance hall leading to a lounge, complete with an original fireplace and mantelpiece, and a sash bay window to the front. A second reception room, also with a fireplace and marble hearth, provides an ideal sitting area and features another sash bay window that fills the room with natural light, dining room, kitchen which is fitted with granite worktops, a Belfast sink, and ample storage. The first floor comprises three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for a range of buyers. On the upper floor, a converted loft room with a vaulted ceiling and exposed feature beams is currently used as a bedroom, this versatile space would also work well as a home office, studio, or additional living area.

Externally, the front of the property boasts an attractive tiled forecourt bordered by a variety of mature trees and shrubs. To the rear, a patio area leads up to a generous garden laid to lawn, complete with mature fruit trees and flowering borders. The garden enjoys an open aspect to the rear and is of a suitable size for raised beds or a vegetable patch—perfect for keen gardeners.



## DIRECTIONS

Starting from our office in Dark Gate in Carmarthen, head west towards Heol Y Felin (Mill Street) and continue straight onto Llamas Street. After about 0.3 miles, turn left onto Morfa Lane (B4312). At the roundabout, take the second exit onto the A4242, then at the next roundabout, take the first exit onto the A40. Continue to the Pensarn Roundabout and take the third exit onto the A484 towards Llanelli. Stay on the A484, taking the third exit at the next roundabout and then the second exit at the following one to remain on the same road. After around 9 miles, at another roundabout, take the second exit onto Carmarthen Road. Continue onto Water Street, then turn right onto Ferry Road. Your destination, 22 Ferry Road, Kidwelly SA17 5BJ, will be on the left. What three words: ports.flask.path

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.