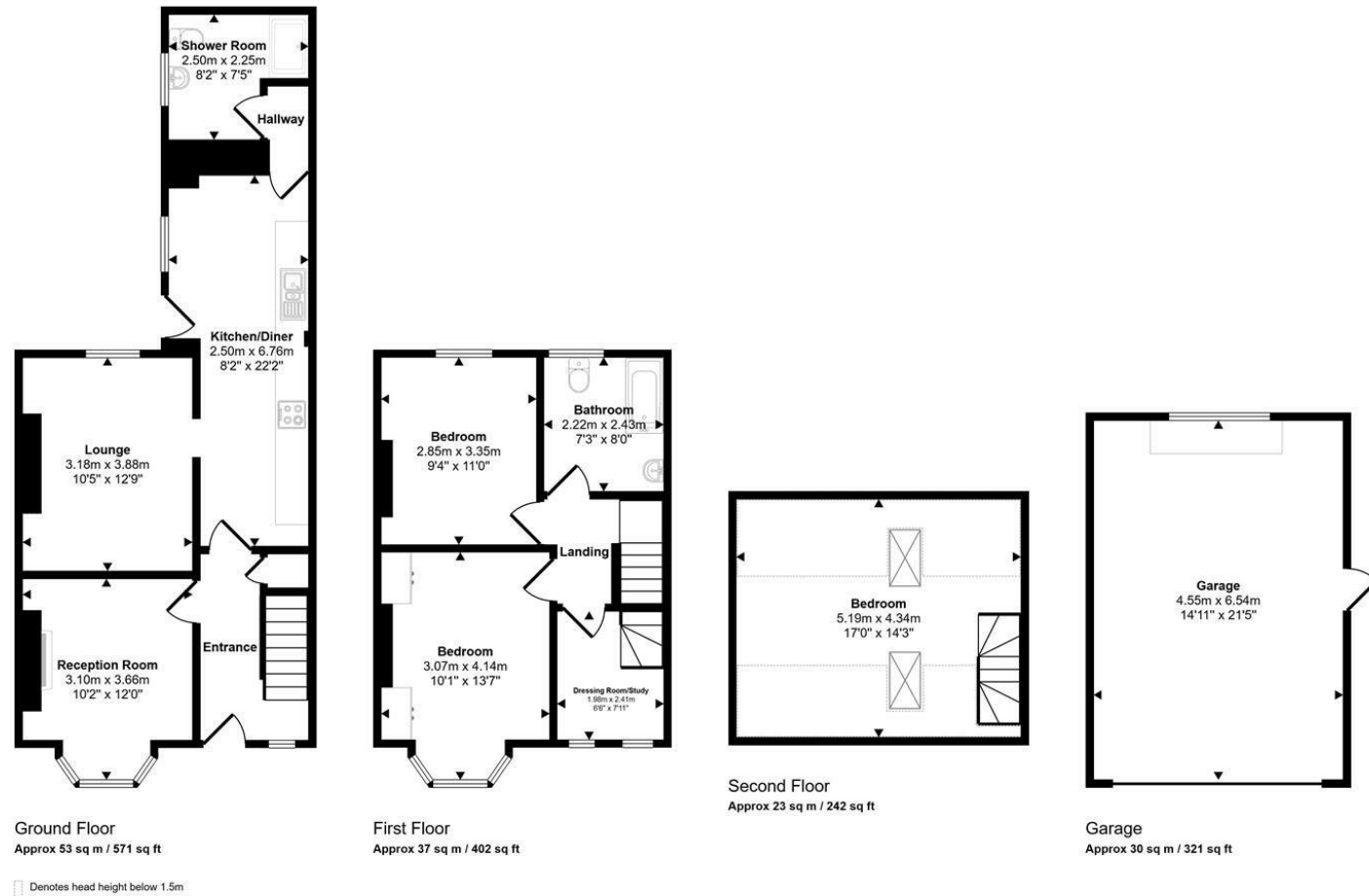


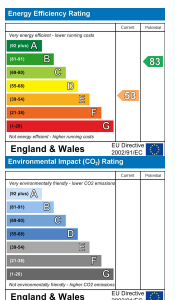
Approx Gross Internal Area
143 sq m / 1537 sq ft



22 Banc Pendre, Kidwelly, SA17 4TA

- SEMI-DETACHED HOUSE
- BATHROOM AND SHOWER ROOM
- GARDEN
- CHARACTER PROPERTY
- HEATING-GAS
- THREE BEDROOMS
- DRIVEWAY AND GARAGE
- WELL PRESENTED
- BAY WINDOWS
- EPC- E

£240,000



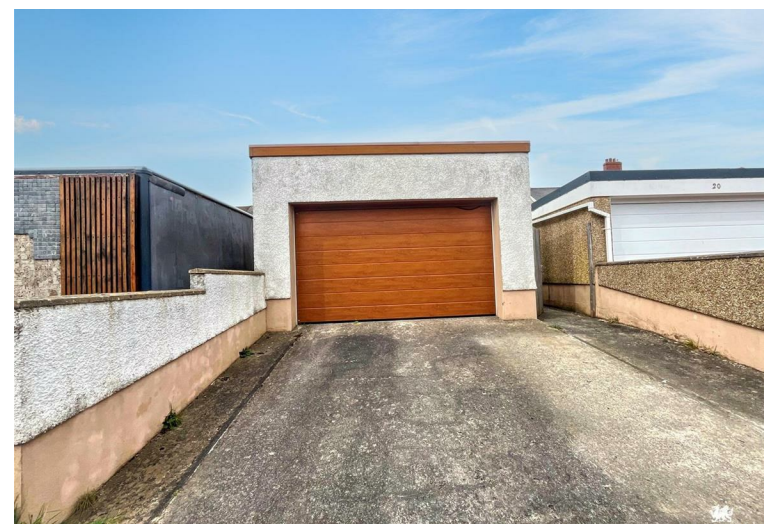
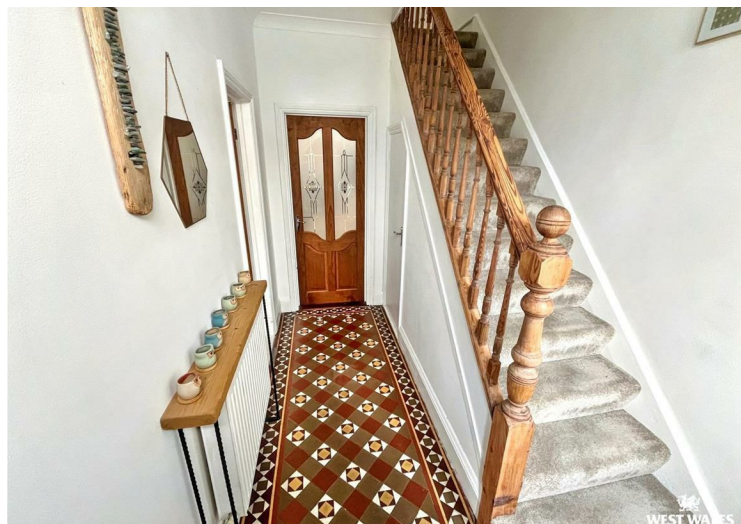
GENERAL INFORMATION
 VIEWING: By appointment only via the Agents.
 TENURE: We are advised Freehold
 SERVICES: We have not checked or tested any of the services or appliances at the property.
 TAX: C
 FACEBOOK & TWITTER
 Be sure to follow us on Twitter: @ WWProPs
 https://www.facebook.com/westwalesproperties/
 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/04/26 OK REM

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

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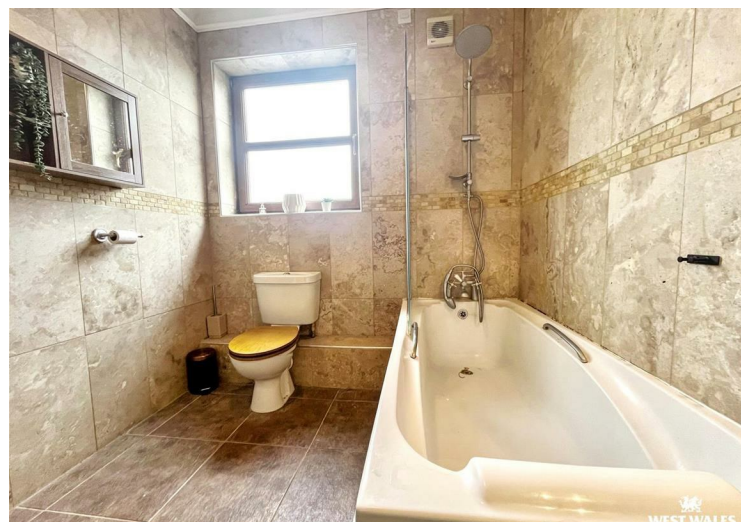
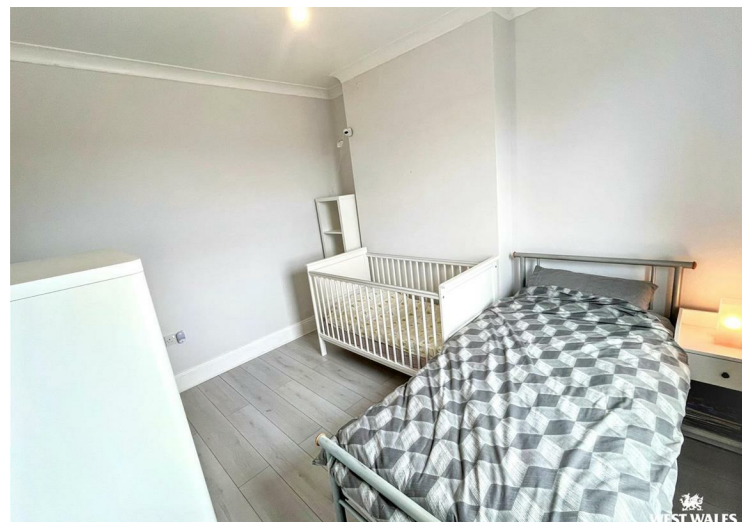
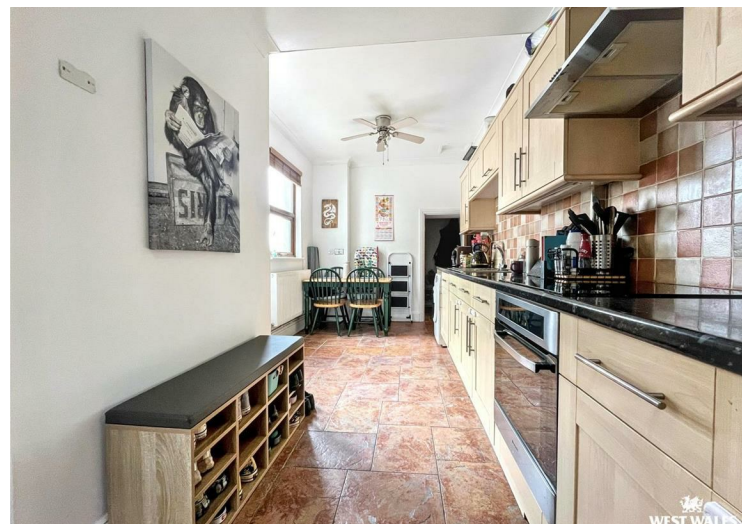
This semi-detached character property offers well presented accommodation arranged over multiple levels, providing flexible living space suitable for a variety of needs.

The entrance hallway features original tiled flooring, and together with bay windows to the main living areas, these features give the property character while still maintaining a modern feel. The ground floor includes a kitchen diner, two reception rooms and a downstairs toilet/shower room, offering versatile use of space.

The property provides three bedrooms and two bathrooms, along with a study/dressing room which offers useful additional space. From here, steps lead to a loft conversion that benefits from elevated views over the surrounding area.

Externally, there is a well-maintained rear garden with a patio area, suitable for seating and outdoor use. Extending from is neatly kept lawn, giving plenty of space for outdoor relaxing. A double garage is located to the rear of the property, fitted with an electric door and providing rear access, offering secure parking and additional storage.

The property is conveniently located close to local amenities and benefits from good access to bus and train transport links.



DIRECTIONS

From Dark Gate in Carmarthen, head towards Llammas Street. Turn left onto Morfa Lane (B4312), then at the roundabout take the 2nd exit onto the A4242. Continue to the next roundabout and take the 1st exit onto the A40. At Pensarn Roundabout, take the 3rd exit onto the A484 and continue along this road for around 9 miles, going straight through several roundabouts. At the final roundabout, take the 2nd exit onto Pembrey Road and continue onto Banc Pendre, where the destination will be found.

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