

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix G2016

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

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/CFP/0725 OK EJJ

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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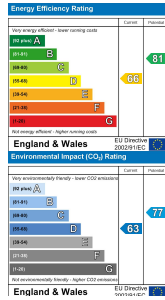


7 Abbey Street, Kidwelly, Llanelli, Carmarthenshire, SA17 4TP

- DETACHED BUNGALOW
- CHAIN FREE
- REAR GARDEN
- BEAUTIFULLY PRESENTED
- HEATING -
- TWO BEDROOMS
- LOUNGE/DINER
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- EPC -

£250,000

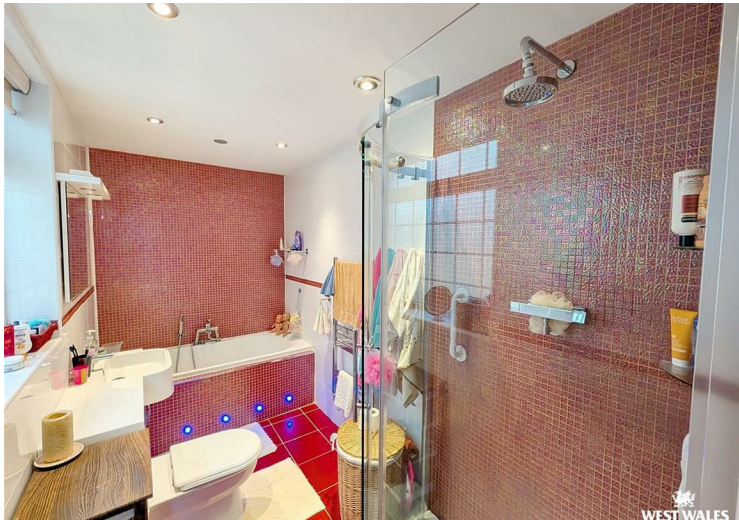
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The Agent that goes the Extra Mile

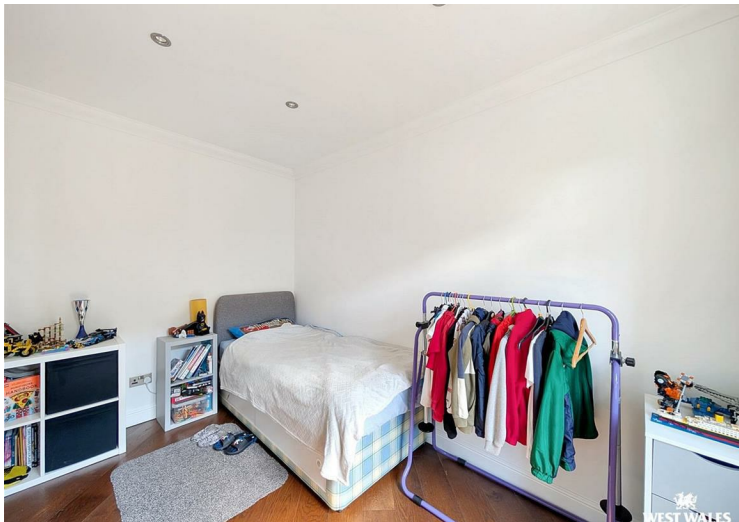


This beautifully presented detached bungalow is bursting with kerb appeal and delivers the wow factor from the moment you step inside. Tucked away in the charming and historic town of Kidwelly, this standout home is just a short stroll from local shops, cafes, and amenities, offering the perfect blend of convenience and lifestyle. Appearances can be deceiving, and this property is a perfect example—much more than meets the eye.

Step through the door and discover a sleek, modern kitchen and breakfast room, fully equipped with high-quality integrated appliances. The stylish, on-trend bathroom complements the contemporary finish throughout the home, while the inviting lounge/diner is ideal for both relaxing and entertaining. Two well-designed bedrooms and a handy side porch complete the interior, offering comfort and practicality in equal measure.

Outside, the appeal continues with an open-aspect frontage, off-road parking, and a beautifully enclosed garden to the rear, featuring a level lawn, two patio areas for outdoor dining or unwinding, and useful outhouses for extra storage. There is off-road parking to the front, making this home as functional as it is attractive. Offered chain-free, this is one not to miss.

Book your viewing today—you won't be disappointed!



DIRECTIONS

Starting from 9 Dark Gate in Carmarthen, head east on Dark Gate toward Guildhall Square. Turn left onto Lamas Street and continue straight to join the A484. Stay on the A484 for about 9 miles, following signs for Kidwelly. As you approach Kidwelly, continue on the A484 until you reach the roundabout, then take the first exit onto Bridge Street. Follow Bridge Street through the town, and it will become Abbey Street. Continue along Abbey Street, and number 7 is located by the mini roundabout.

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