

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
 HEATING: Gas

ref: CPF/ CFP/ JAN/ 26/ OK

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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

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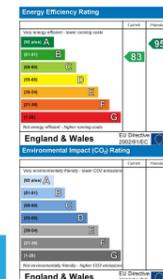


9 Llys Y Felin, Kidwelly, SA17 4UQ

- DETACHED BUNGALOW
- EN-SUITE AND SHOWER ROOM
- BEAUTIFULLY PRESENTED
- DETACHED GARAGE
- HEATING - GAS
- THREE BEDROOMS
- CUL-DE-SAC LOCATION
- OPEN PLAN KITCHEN/DINING ROOM
- GARDEN WITH LAWN AND PATIO AREA
- EPC -

£400,000

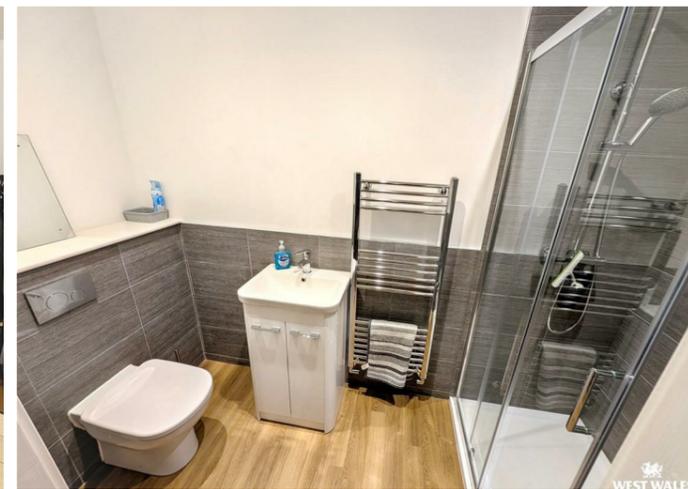
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The Agent that goes the Extra Mile





Situated in the highly sought-after historic village of Kidwelly, this beautifully presented three-bedroom detached bungalow offers modern interiors, flexible living accommodation, and an attractive corner-plot garden, this property is ready to move straight into and enjoy.

The home is entered via a bright and welcoming hallway which leads through to a beautifully presented living room, the space is filled with natural light from generous windows, creating a warm and inviting atmosphere throughout.

At the heart of the property is a contemporary open-plan kitchen and dining area, thoughtfully designed for modern living. Featuring sleek cabinetry, quality integrated appliances, and ample worktop space, the kitchen balances style with practicality. The adjoining dining area is ideal for both everyday meals and entertaining, with direct access to the garden allowing for effortless indoor-outdoor living.

The bungalow offers three double bedrooms, all providing comfortable and light-filled accommodation. The principal bedroom benefits from a modern ensuite shower room, while the remaining two bedrooms are ideal for family members, guests, or those working from home. A separate contemporary shower room serves the rest of the property, finished to a high standard with modern fittings.

Externally, the property enjoys the advantage of a corner plot, with a thoughtfully arranged garden featuring a combination of patio seating areas and a neatly lawned section. This private outdoor space is perfect for relaxing, entertaining, or enjoying time with family, offering an appealing extension of the indoor living areas.



Located within the heart of Kidwelly, the property benefits from a cul-de-sac location. Local shops, cafés, parks, and schools are all within easy walking distance, while excellent transport links provide convenient access for commuters. This is a stylish, move-in-ready home that combines modern living with a highly desirable village.



DIRECTIONS

From our Carmarthen office, go via Heol Y Felin ? Lammas St ? Morfa Lane (B4312). At the roundabouts take: 2nd exit A4242 ? 1st exit A40 ? 3rd exit A484 (Pensarn). Stay on A484 through several roundabouts into Kidwelly. At the Kidwelly roundabout take 2nd exit onto Carmarthen Rd, continue Water St ? New St ? Bridge St. Turn right onto Station Rd, left onto Park View Drive, right to stay on it, then right again to reach 9 Llys Felin. What three words - ///paid.gossiping.outline

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