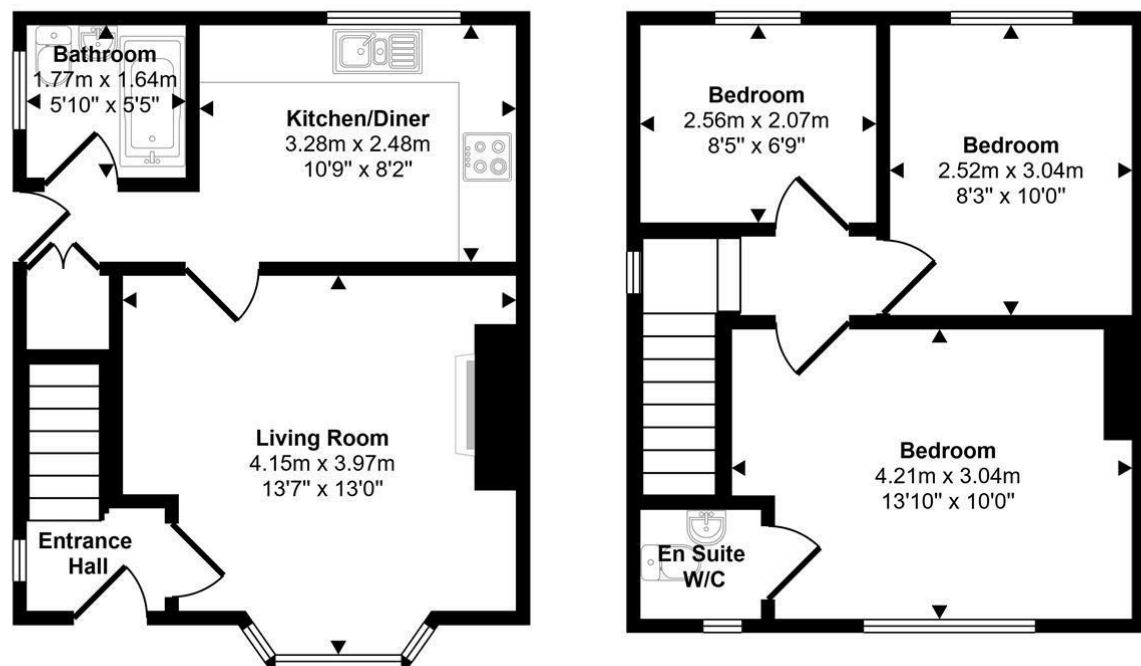


Approx Gross Internal Area  
65 sq m / 702 sq ft



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.

#### 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 B

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/02/25 OK

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

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

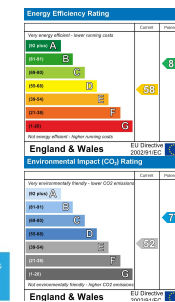


## 94 Hillfield Villas, Kidwelly, Carmarthenshire, SA17 4UN

- SEMI-DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- ON STREET PARKING
- WALKING DISTANCE TO LOCAL AMENITIES
- HEATING - GAS
- THREE BEDROOMS
- WONDERFUL GARDEN
- INCREDIBLE VIEWS
- GOOD TRANSPORT LINKS
- EPC - D

**£177,000**

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**The Agent that goes the Extra Mile**







Nestled in the historic village of Kidwelly, this beautifully presented home offers stunning countryside views and is an ideal choice for first-time buyers or families needing some extra space. Conveniently located within walking distance of local schools and amenities, and the beautiful Kidwelly Quay and Millennium Coastal Path, providing picturesque walks and stunning natural scenery.

The interior features a welcoming entrance hall with a staircase leading to the first floor, a bright and airy lounge with a bay window overlooking open fields, and a well-appointed kitchen with ample space for a dining table and access to under-stair storage. A stylish ground-floor bathroom is located off the kitchen. Upstairs, the first floor comprises three bedrooms, one of which has an en suite W/C and views over the countryside to the front.

Outside, the current owner has created a fantastic garden with different areas, from patios to ponds and a lawned area with a shed to the rear. The garden is an absolute delight and ready for the new owners to sit back, relax and enjoy the beautiful space.

Kidwelly, renowned for its impressive Norman castle, is conveniently situated between Carmarthen and Llanelli. Additional conveniences include schools, shops, and a railway station offering easy access to Cardiff, Swansea, and beyond. Local leisure opportunities abound, with golf courses at Glyn Abbey and Ashburnham, the scenic Pembrey Country Park, and horse racing at Ffos Las.

This charming home combines a beautifully presented home and garden, convenience, and breathtaking surroundings—don't miss the opportunity to make it yours!



## DIRECTIONS

From the Carmarthen Office, continue on to Lammas street, at the junction turn left on to Morfa Lane, at the roundabout take the second exit on to A4242, at the roundabout take the 1st exit on to A40, at the next roundabout take the third exit on to A484, at the roundabout take the third exit and continue on the A484, at the roundabout take the second exit and stay on the A484, continue on the A484 for approximately 7 miles at the roundabout take the second exit on to Carmarthen Road, continue on to Water Street over the bridge, turn right onto station road, first turning right onto hillfield villas the property will be located on your right hand side.

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