



12 Dan Y Cwarre, Kidwelly, Carmarthenshire SA17 4JA
£174,995

Welcome to Dan Y Cwarre, Carway. An end of link three bedroom house, this property is ideal for families or those seeking extra space. The house boasts a spacious reception room, providing a welcoming area for relaxation and entertaining guests. Parking is a breeze with allocated space for two vehicles, allowing for easy access and peace of mind. The location in Dan Y Cwarre offers a tranquil setting while still being within reach of local amenities and the picturesque surroundings of Kidwelly. This home is not just a place to live; it is a sanctuary that combines modern living with the charm of village life. Whether you are looking to settle down or invest, this property presents an excellent opportunity. Do not miss the chance to make this lovely house your new home. Energy Rating - B, Council Tax Band - C, Tenure - Freehold.



Ground Floor

Entrance

Access via entrance door leading into:

Entrance Hallway

Smooth ceiling, radiator, wood effect vinyl floor, smoke detector, stairs to first floor.

Cloakroom

A two piece suite comprising of pedestal wash hand basin, low level W.C., smooth ceiling, radiator, uPVC double glazed to front, part tiled walls.

Lounge 14'3 x 12'1 approx (4.34m x 3.68m approx)

Smooth ceiling, radiator, under stairs storage cupboard, uPVC double glazed window to front.

Kitchen with Dining Area 15'4 x 8'9 approx (4.67m x 2.67m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, smooth ceiling, gas four ring hob with extractor hood over, wall mounted boiler housed in wall unit, plumbing for washing machine, one and half stainless steel sink unit with mixer tap, space for fridge freezer, space for table and chairs, radiator, wood effect vinyl floor, uPVC double glazed window to rear, uPVC double glazed French doors to rear garden.

First Floor

Landing

Smooth ceiling, smoke detector, access to loft space, storage cupboard with hanging rail and shelf.

Bedroom One 11'11 x 9'6 approx (3.63m x 2.90m approx)

Smooth ceiling, uPVC double glazed window to front with views of open countryside, radiator, storage cupboard, door into:

En-suite

A three piece suite comprising of low level W.C., shower in separate shower enclosure, pedestal wash hand basin, smooth ceiling, wall mounted towel heater, part tiled walls, wood effect vinyl floor, uPVC double glazed window to front.

Bedroom Two 9'2 x 7'7 approx (2.79m x 2.31m approx)

Smooth ceiling, radiator, uPVC double glazed window to rear.

Bedroom Three 7'7 x 5'10 approx (2.31m x 1.78m approx)

Smooth ceiling, radiator, uPVC double glazed to rear.

Family Bathroom

A three piece suite comprising of bath, pedestal wash hand basin, low level W.C., smooth ceiling, extractor fan, part tiled walls, wall mounted towel heater, vinyl wood effect floor, uPVC double glazed window to side.

External

The front of the property is laid to lawn, The rear enclosed garden is laid mainly with artificial lawn and paved area, rear pedestrian access leads to a car parking space for two vehicles

Council Tax Band

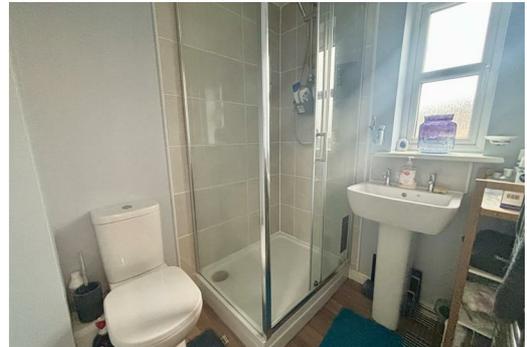
We are advised the Council Tax Band is C

Tenure

We are advised the tenure is Freehold

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
82		95	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (61.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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