



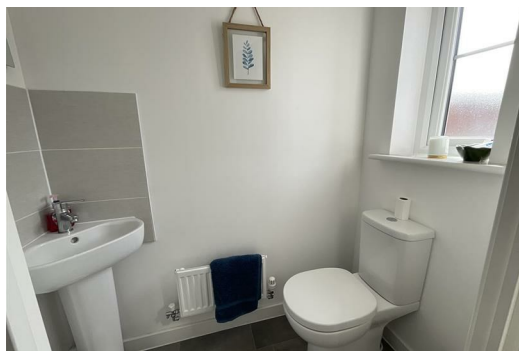
8 Ffordd Y Glowyr, Kidwelly, Carmarthenshire SA17 4JJ £179,995

Welcome to the charming village of Carway, Kidwelly, this delightful semi-detached house on Ffordd Y Glowyr presents an excellent opportunity for those seeking a comfortable family home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and privacy. With three bathrooms, including en-suite facilities, morning routines will be a breeze for the entire household.

The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with family. The layout is designed to maximise both space and functionality, ensuring that every corner of the home is utilised effectively.

For those with vehicles, the property offers convenient parking for two cars, a valuable feature in this desirable area. Additionally, the absence of a chain means that the process of moving in can be swift and straightforward, allowing you to settle into your new home without unnecessary delays.

Surrounded by the picturesque landscapes of Kidwelly, this property is not only a house but a gateway to a vibrant community. With local amenities and scenic walks nearby, it is ideal for families and individuals alike. This semi-detached home is a rare find and is sure to attract interest. Do not miss the chance to make it your own. Council tax- we are advised is band C. Tenure- we are advised is freehold. EPC-B.



Entrance

Access via entrance door leading into:

Entrance Hallway 8'02"3'11" (2.49m*1.19m)

Smooth ceiling, radiator, stairs to first floor, smoke detector. Laminate flooring.

Cloakroom 2'11"5'06" (0.89m*1.68m)

Smooth ceiling, radiator, uPVC double glazed window to front, a white two piece suite comprising of pedestal wash hand basin, low level W.C, grey vinyl flooring.

Lounge 13'11"11'8" (4.24m*3.56m)

Smooth ceiling, radiator, uPVC double glazed window to the front, understairs storage cupboard. walls partly panelled. Laminate flooring.

Kitchen/Dining 15'1"8'8" (4.60m*2.64m)

Smooth ceiling, a fitted kitchen comprising of matching wall and base units with complimentary work surface over, gas four ring hob with extractor fan over, electric oven, one and a half stainless steel sink with mixer tap, space for tumble dryer, integrated fridge freezer, integrated washing machine, wall mounted boiler housed in wall unit, laminate flooring, space for table and chairs, uPVC double glazed window to rear, uPVC double glazed french doors to rear garden.

First Floor

Landing

Access to loft space, smoke detector, storage cupboard with hanging rail.

Bedroom One 11'8"9'1" (3.56m*2.77m)

Smooth ceiling, radiator, uPVC double glazed window to front, carpeted flooring, door into:

En-suite 5'02"6'05" (1.57m*1.96m)

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

Bedroom Two 9'1"7'9" (2.77m*2.36m)

Smooth ceiling, radiator, walls partly panelled, uPVC double glazed window to rear, carpeted flooring.

Bedroom Three 7'5"5'5" (2.26m*1.65m)

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

Family bathroom 5'7"6'3" (1.70m*1.91m)

A white three piece suite comprising of bath, pedestal wash hand basin, low level W.C., smooth ceiling, extractor fan, partly tiled walls, vinyl flooring, wall mounted towel heater.

External

The front of the property benefits from off road parking for up to two vehicles, side pedestrian access via a wooden gate leading to the rear garden. The enclosed rear garden is laid to lawn.

Council Tax

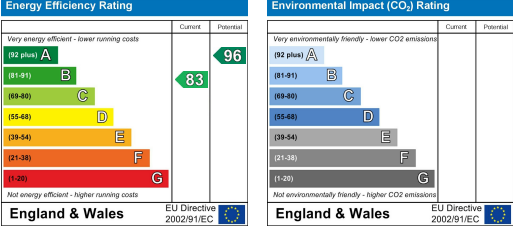
We are advised the council tax is band C.

Tenure

We are advised the tenure is freehold.

Property Disclaimer

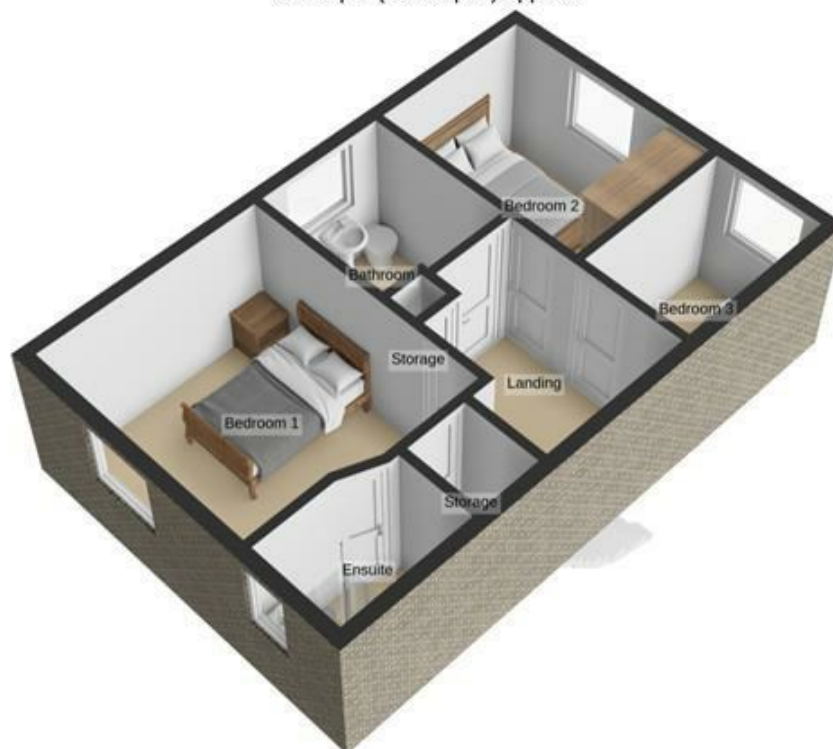
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical 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



Ground Floor
357 sq.ft. (33.2 sq.m.) approx.



1st Floor
368 sq.ft. (34.2 sq.m.) approx.



Total Floor Area : 725 sq.ft. (67.4 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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