



4 Heol Waungron, Kidwelly, Carmarthenshire SA17 4HY

£174,995

Situated in the Ffos Las area of Carway, Kidwelly, this delightful semi-detached house on Heol Waungron offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. Well presented throughout, the house features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with family. The layout is both practical and inviting, making it easy to create a warm and homely atmosphere. Additionally, the property boasts three bathrooms, which is a significant advantage for busy households, allowing for ample privacy and convenience. The rear enclosed garden is well maintained and a stand out feature of the property along with the parking for two vehicles, ensuring that you will never have to worry about finding a space. The location in Carway is particularly appealing, offering a tranquil setting while still being within easy reach of local amenities and the picturesque surroundings of Kidwelly. This semi-detached house is not just a place to live; it is a home where memories can be made, presenting an excellent opportunity for anyone looking to settle in this lovely part of Wales. Do not miss the chance to make this property your own. Tenure: Freehold, Council Tax Band C EPC: C.



Entrance:

Via composite door into:

Entrance Hallway:

Smooth and coved ceiling, radiator, laminate wood flooring, stairs to first floor, door into:

Cloakroom:

Smooth and coved ceiling, uPVC double glazed window to front, radiator, laminate wood flooring, Low Level W.C , pedestal wash hand basin.

Kitchen: 11'5 x 8'5 approx (3.48m x 2.57m approx)

Smooth and coved ceiling, uPVC double glazed window to front, radiator, laminate tiled effect flooring. A range of wall and base units with complimentary work surfaces over, integrated electric oven, four ring gas hob with extractor fan over and stainless steel splash back, stainless steel sink unit with drainer and mixer tap, space for washing machine, space for fridge freezer, wall mounted boiler.

Lounge/Dining Room: 15'6 x 14'1 approx (4.72m x 4.29m approx)

Smooth and coved ceiling, uPVC double glazed window to rear, uPVC double glazed french doors to rear, radiators, laminate wood flooring, under stairs storage cupboard.

First Floor:

Landing:

Smooth and coved ceiling, access to loft (part boarded) smoke detector, airing cupboard.

Bedroom One: 12'5 x 9'8 approx (3.78m x 2.95m approx)

Smooth and coved ceiling, uPVC double glazed window to front, radiator, built in storage cupboard, door into:

En-Suite: 5'9 x 5'1 approx (1.75m x 1.55m approx)

Smooth and coved ceiling, uPVC obscured double glazed window to front, radiator, laminate effect tiled floor, three piece suite comprising of low level W.C , pedestal wash hand basin, shower cubicle.

Bedroom Two: 9'5 x 9'2 approx (2.87m x 2.79m approx)

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

Bedroom Three: 9'8 x 5'10 (2.95m x 1.78m)

Smooth and coved ceiling, uPVC double glazed window to front, radiator.

Bathroom: 6'4 x 6'3 approx (1.93m x 1.91m approx)

Smooth and coved ceiling, uPVC obscured double glazed window to side, part tiled walls, radiator, laminate effect tiled floor, three piece suite comprising of low level W.C , pedestal wash hand basin, bath.

External:

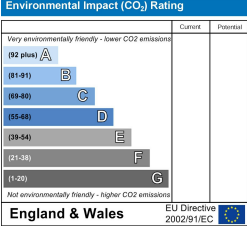
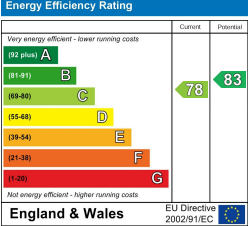
To the front of the property is lawned area and path leading to the property, side driveway for two vehicles. Side gated pedestrian access leads to the enclosed garden, with a patio seating area, step up to a lawned garden boarded with an array of mature, shrubs, plants and trees. Storage Shed.

Council Tax Band:

We are advised that the council tax is Band C

Tenure:

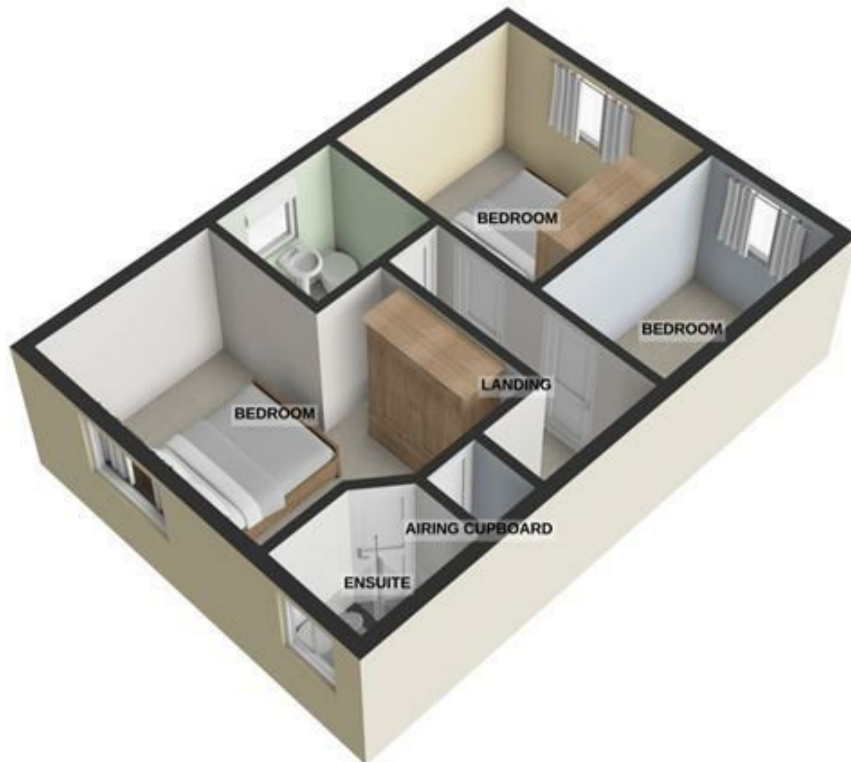
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GROUND FLOOR



1ST FLOOR



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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