



33 Ffordd Y Glowyr, Kidwelly, SA17 4JJ

£179,995

Welcome to Ffordd Y Glowyr in the semi-rural area of Carway, Kidwelly, this delightful semi-detached presents an excellent opportunity for first-time buyers looking to get on the property ladder. The property boasts three bedrooms (master en-suite) family bathroom and cloakroom, ensuring convenience

is at the forefront, and that morning routines and guest visits are effortlessly managed. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining friends and family. One of the standout features of this property is the parking space available for two vehicles, a valuable asset in today's busy world. The absence of a chain means that you can move in without delay, allowing you to settle into your new home with ease. Surrounded by the natural beauty of the Welsh countryside and with Ffoslas Racecourse within walking distance, this home offers a peaceful retreat while still being within reach of local amenities and transport links. In summary, this semi-detached house on Ffordd Y Glowyr is a fantastic opportunity for those looking to step onto the property ladder in a serene setting. A home that combines comfort with practicality. Do not miss the chance to make this lovely property your own. EPC:B, Tenure: Freehold., Council Tax Band C.



Entrance:

Via composite door.

Entrance Hallway:

Smooth ceiling, radiator, linoleum flooring, stairs to first floor, doors into:

Cloakroom: 5'7 x 3 approx (1.70m x 0.91m approx)

Smooth ceiling, obscure uPVC double glazed window to front, tiled splash back, radiator, linoleum flooring, low level W.C , pedestal wash hand basin,



Lounge: 14'4 x 12 approx (4.37m x 3.66m approx)

Smooth ceiling, uPVC double glazed window to front, radiator, under stairs storage cupboard, door into:

Kitchen/Diner: 10 x 15'2 approx (3.05m x 4.62m approx)

Smooth ceiling, uPVC double glazed window to rear, uPVC double glazed patio door to rear, radiator, linoleum flooring. range of wall and base units with complimentary work surfaces over, one and a half stainless steel sink unit with mixer taps and drainer. Four ring gas hob with tiled splash back and stainless steel extractor fan over , integrated electric oven, integrated fridge freezer, integrated dish washer, integrated washer/dryer, space for table and chairs.

First Floor:

Landing:

Smooth ceiling, access to loft space, smoke detector, airing cupboard.



Bedroom One: 9'7 x 7'5 approx (2.92m x 2.26m approx)

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



En-Suite: 6'5 x 5'3 approx (1.96m x 1.60m approx)

Smooth ceiling, uPVC double glazed obscured window to front, part tiled walls, wall mounted vertical radiator, linoleum flooring, low level W.C, pedestal wash hand basin, shower cubicle.



Bedroom Two: 7'8 x 9'2 approx (2.34m x 2.79m approx)

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

Bedroom Three: 7'7 x 5'11 approx (2.31m x 1.80m approx)

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

Bathroom: 6 x 5'10 approx (1.83m x 1.78m approx)

Smooth ceiling, uPVC obscured double glazed window to side, tiled walls, wall mounted vertical radiator, linoleum flooring, low level W.C , pedestal wash hand basin, bath with shower over.



External:

To the front of the property is a driveway for two cars, side gated pedestrian access leads to the enclosed rear garden, with a small patio area and further lawned area.

Tenure:

We have been advised that the property is Freehold.

Council Tax Band:

We have been advised that the property is Council Tax Band C.

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		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96	83
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

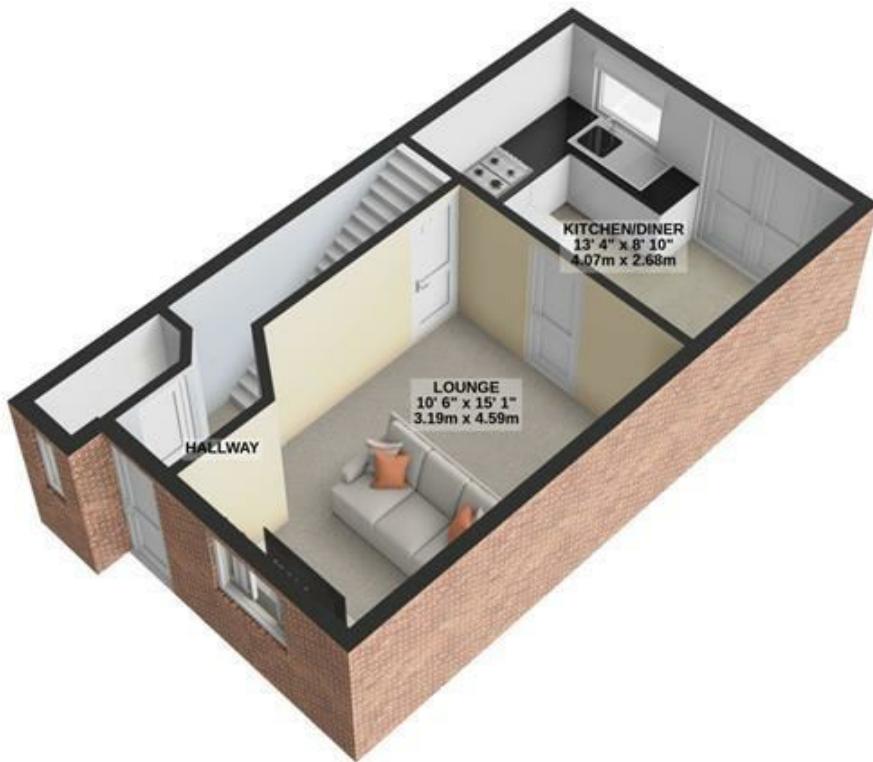
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GROUND FLOOR



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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