



71 Dan Y Cwarre, Kidwelly, SA17 4JA
£179,995

Welcome to Dan Y Cwarre, Carway, Kidwelly, a three bedroom semi-detached house which offers a perfect blend of comfort and convenience. The thoughtful design of the property enhances both functionality and style, making it a wonderful place to call home. For those with vehicles, the property offers parking for two cars, a valuable feature in this tranquil setting. The surrounding area is known for its picturesque landscapes and friendly community, making it an excellent choice for anyone looking to enjoy a peaceful lifestyle while still being within reach of local amenities. This semi-detached house in Dan Y Cwarre is not just a property; it is a place where memories can be made. With its spacious interiors and convenient location, it presents a fantastic opportunity for prospective buyers or renters seeking a new home in this lovely part of Wales. Energy Rating - B, Council Tax Band - C, Tenure - Freehold



Ground Floor

Entrance

Access via entrance door leading into:

Entrance Hallway

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

Cloakroom

A two piece suite comprising of low level W.C., pedestal wash hand basin, smooth ceiling, laminate wood floor, radiator, uPVC double glazed window to front.

Lounge 14'10 x 12'0 approx (4.52m x 3.66m approx)

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

Kitchen with Dining Area 15'0 x 9'5 approx (4.57m x 2.87m approx)

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

First Floor

Landing

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

Bedroom One 12'0 x 9'5 approx (3.66m x 2.87m approx)

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

En-suite

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

Bedroom Two 8'2 x 9'3 approx (2.49m x 2.82m approx)

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

Bedroom Three 8'2 x 5'11 approx (2.49m x 1.80m approx)

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

Family Bathroom 6'7 x 5'11 approx (2.01m x 1.80m approx)

A three piece suite comprising of low level W.C., pedestal wash hand basin, bath, smooth ceiling, extractor fan, radiator, part tiled walls, grey laminate floor, uPVC double glazed window to side.

External

The front of the property benefits from Off Road Parking for two vehicles, with side pedestrian access via a wooden gate which leads to the rear enclosed garden. The rear garden is laid mainly with artificial lawn and paved area with the benefit of attractive gravelled stones. Storage Shed.

Tenure

We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is C



35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

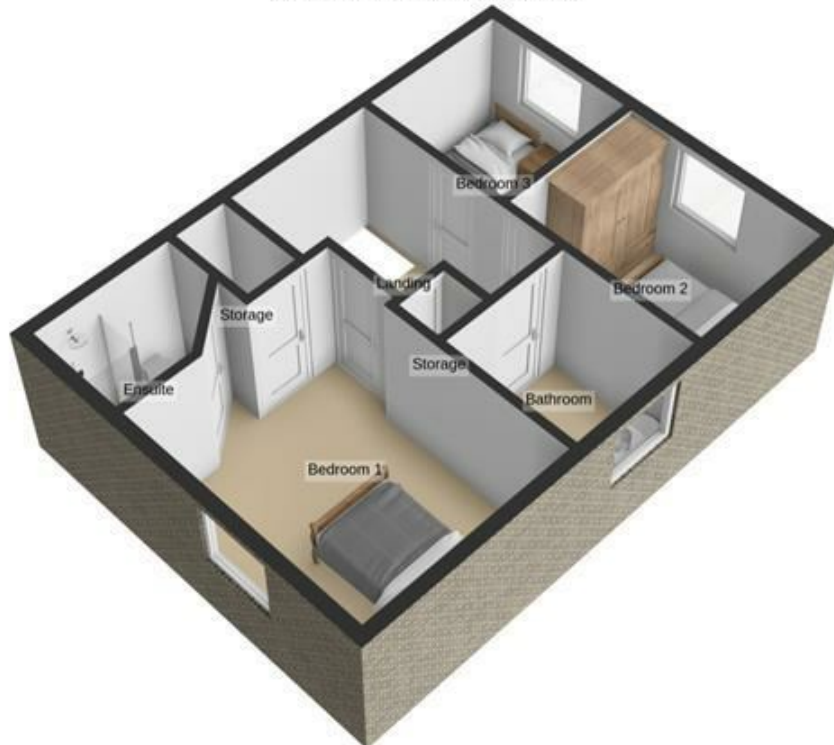
E-mail: properties@willow-estates.com

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Ground Floor
394 sq.ft. (36.6 sq.m.) approx.



1st Floor
394 sq.ft. (36.6 sq.m.) approx.



Total Floor Area : 787 sq.ft. (73.1 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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