



**53 Station Road, Kidwelly, Carmarthenshire SA17 4UT**  
**£145,000**

Willow Estates have pleasure in Offering FOR SALE A Mid Terrace Three Bedroom House, situated in the Historic Town of Kidwelly. The Property Comprises of Entrance Porch, Hallway, W.C, Lounge, Kitchen Conservatory, Three Bedrooms (Master En-Suite), External to Front: Enclosed Garden laid to Shingle, steps down to Porch, access to Side Entrance. External to Rear: Enclosed Lawn Area, Storage Shed, Garage with side access to Rear. This Property is close to local Amenities and Schools. Sought After Area. Viewing a Must to Appreciate what this Family Home has to Offer. Energy Rating TBC, Tenure: Freehold, Council Tax Band B



**Entrance Porch 4'43 x 5'2 approx (1.22m x 1.57m approx)**  
uPVC double glazed door to side, tiled floor, wood and glazed door into

**Hallway 6'0 x 3'8 approx (1.83m x 1.12m approx)**  
Plain ceiling, coving, Smoke detector, stairs to First Floor, storage cupboard, laminate floor

**Shower Room 5'5 x 5'7 approx (1.65m x 1.70m approx)**  
Plain ceiling, spot lighting, low level toilet, corner shower, chrome towel rail, pedestal wash hand basin in vanity unit, tiled walls and floor, uPVC double glazed window to front

**Lounge 11'8 x 16'0 approx (3.56m x 4.88m approx)**  
Textured ceiling, uPVC double glazed window to front, feature fireplace with gas fire, mantle, hearth, uPVC double glazed Patio doors into Conservatory

**Kitchen 12'07 x 9'66 approx (3.84m x 2.74m approx)**  
Plain and coved ceiling, spot lighting, uPVC double glazed window to rear, sink with mixer tap, Kitchen comprising of wall and base units, complimentary work surface over, radiator, under stairs storage cupboard, uPVC double glazed door to rear, laminate floor, space for table and chairs.

**Conservatory 11'23 x 16'7 approx (3.35m x 5.05m approx)**  
Conservatory of uPVC construction with self cleaning glass roof, electric heater, uPVC double glazed Patio doors to side

**Landing 5'7 x 7'1 approx (1.70m x 2.16m approx)**  
Plain ceiling, uPVC double glazed window to rear, smoke detector, access to loft

**Bedroom One ( Master En-Suite) 11'18 x 16'1 approx (3.35m x 4.90m approx)**  
Plain and coved ceiling, uPVC double glazed window to front, radiator, laminate floor, storage cupboard, uPVC double glazed window to rear

**En-Suite 4'31 x 4'39 approx (1.22m x 1.22m approx)**  
Plain and coved ceiling, pedestal wash hand basin, radiator, low level toilet, laminate floor

**Bedroom Two 12'06 x 8'6 approx (3.81m x 2.59m approx)**  
Textured and coved ceiling, uPVC double glazed window to front, radiator, storage cupboard, British Gas Boiler, laminate floor

**Bedroom Three 8'8 x 7'0 approx (2.64m x 2.13m approx)**  
Textured ceiling, coving, uPVC double glazed window to rear, radiator, laminate floor

**External**  
To Front: Enclosed Garden laid to stone, steps down to front Porch, side access via door to side, leading to rear

To Rear: Enclosed Garden, Patio Area, Storage Shed, Lawns, path leading to Garage and side lane assess via door .

**Garage 23'2 x 15'2 approx (7.06m x 4.62m approx)**  
Up and Over electric doors via Key Fob, electricity, lighting, uPVC double glazed Window and door

**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

**Tenure**  
We are advised that the Property is Freehold. with Flying Freehold for access to rear via door to front side of Property

**Council Tax Band**  
We ate advised the Council Tax Band is B

**Energy Rating**  
Energy Rating is to be Advised.



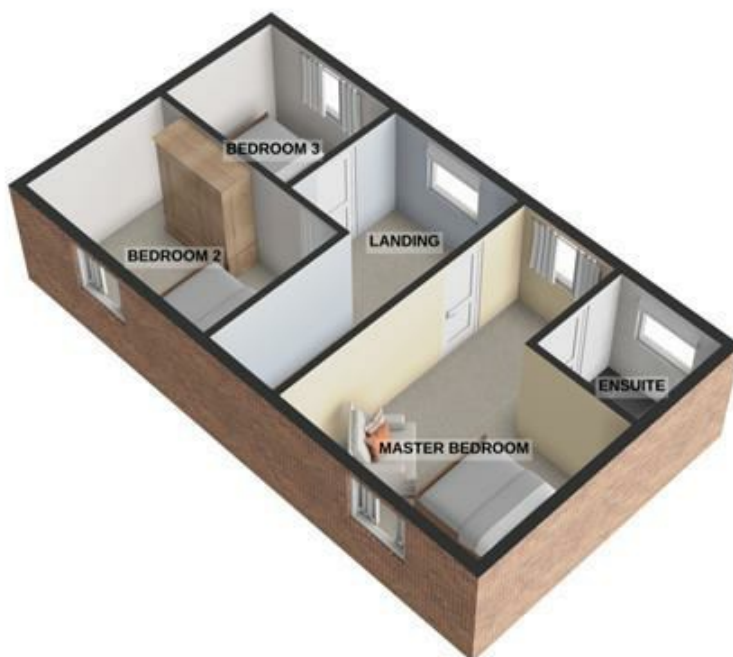
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 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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