



**63 Dan Y Cwarre, Kidwelly, Carmarthenshire SA17 4JA**

**£170,000**

Willow Estates have Pleasure in Offering FOR SALE A SEMI-DETACHED THREE Bedroom (Master En-suite) House, situated in the sought after Ffos Las Development, near to the Race Course and Historic Town of Kidwelly and also Pembrey Country Park. The Property Comprises Entrance, Hallway, W.C., Lounge, Kitchen, FIRST

FLOOR: Three Bedrooms, Master En-Suite, Bathroom. Externally to Front: Two Parking Spaces with side pedestrian access to the rear. Externally to the Rear an Enclosed Garden with covered Decked Area, Patio Area, Green House, Fish Pond. Viewing is Highly Recommended to Appreciate. NO ONWARD CHAIN. Ideal First Time Buyer/Investment Opportunity. Energy Rating B, Council Tax Band C, Tenure- FREEHOLD



## Entrance

Via uPVC Composite and glazed door into :

### Hallway 3'46 x 9'14 x 4'3 approx (0.91m x 2.74m x 1.30m approx)

Plain ceiling, radiator, stairs to First Floor, laminate floor

### W.C 2'68 x 5'17 approx (0.61m x 1.52m approx)

Plain ceiling, uPVC double glazed window to front, low level toilet, pedestal wash hand basin, radiator, laminate floor

### Lounge 11'71 x 13'92 (3.35m x 3.96m)

Plain ceiling, uPVC double glazed window to front, door to under stairs cupboard, door into:

### Kitchen/Diner 14'8 x 8'42 approx (4.47m x 2.44m approx)

Plain ceiling, uPVC double glazed window to rear, uPVC double glazed Patio doors to rear, radiator, wall and base units with Complimentary work surface above, tiled walls around, four Gas ring hob with oven, glass splash back with extractor hood above, space for fridge freezer, tiled floor, Stainless steel sink unit with mixer tap over, waste disposer, space for washing machine, tiled floor, space for table and chairs.



## First Floor

### Landing 8'5 x 5'6 approx (2.57m x 1.68m approx)

Plain ceiling, smoke detector, access to loft, storage cupboard with rails



### Bedroom One (Master En-suite) 11'6 x 9'3 approx (3.51m x 2.82m approx)

Plain ceiling, uPVC double glazed window to front, radiator, door to storage cupboard with rails



### En-suite 4'9 x 5'9 approx (1.45m x 1.75m approx)

Plain ceiling, extractor fan, uPVC double glazed window to front, low level toilet, shower in enclosure with glass screen, pedestal wash hand basin, low level toilet, radiator, laminate, floor

### Bedroom Two 5'5 x 7'5 approx (1.65m x 2.26m approx)

Plain ceiling, uPVC double glazed window to rear, radiator



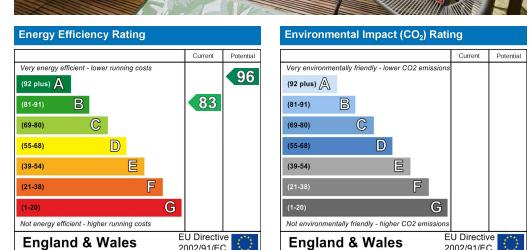
### Bedroom Three 8'7 x 7'2 approx (2.62m x 2.18m approx)

Plain ceiling, uPVC double glazed window to rear, radiator



### Bathroom 5'5 x 5'7 approx (1.65m x 1.70m approx)

Plain ceiling, uPVC double glazed window to side, Three piece suite comprising of low level toilet, pedestal wash hand basin, bath, laminate floor, radiator, tiled walls around bath and sink area



## External

To front: Two Parking spaces directly in front of Property, with a pedestrian side access.

To Rear: Covered deck area, Patio Area, Mature Plants and shrubs, Green House, Fish pond.

## 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

## Council Tax Band

We are advised that the Council Tax Band is C

## Energy Rating

We are advised Energy Rating is B

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: [properties@willow-estates.com](mailto:properties@willow-estates.com)

[www.willow-estates.com](http://www.willow-estates.com)

GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
365 sq.ft. (33.9 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.

Made with Metropix © 2024

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: [properties@willow-estates.com](mailto:properties@willow-estates.com)

[www.willow-estates.com](http://www.willow-estates.com)