



8 Nant Y Mynydd,, Kidwelly, SA17 4SE
£210,000

Nestled in the charming village of, Four Roads, Kidwelly, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Outside, the property features parking for several vehicles, a valuable asset in today's busy world. This feature not only adds convenience but also enhances the overall practicality of the home. Set in a tranquil location, this property is surrounded by the natural beauty of the Welsh countryside, offering a peaceful retreat while still being within easy reach of local amenities. Whether you are looking to enjoy the scenic walks or the vibrant community life, this home provides the perfect base. . Don't miss the chance to make this lovely property your own. Energy Rating - D. Tenure - Freehold. Council Tax C



Ground Floor

Entrance

Access via uPVC double glazed sliding doors leading into:

Entrance Hallway

uPVC double glazed entrance door, stairs to first floor, tiled floor, radiator, under stairs storage cupboard, storage cupboard with shelving, uPVC double glazed window.

Lounge 11'6 x 9'9 approx (3.51m x 2.97m approx)

Coved and smooth ceiling, radiator, two recesses with lights, uPVC double glazed window to rear.

Kitchen with Dining and Living Area 22'0 x 14'6 approx (6.71m x 4.42m approx)

Kitchen Area

A fitted kitchen comprising of matching wall, display and base units with complimentary work surface over, coved and smooth ceiling, part tiled walls, tiled floor, five ring hob with extractor hood over on separate island, electric eye level oven and grill, boiler, ceramic one and half sink with mixer tap, uPVC double glazed window to rear, integrated fridge freezer.

Dining and Living Area

Space for table and chairs, tiled floor, radiator, uPVC double glazed window to front.

Utility Room

Coved and smooth ceiling, radiator, tiled floor, part tiled walls, plumbing for washing machine, space for tumble dryer, uPVC double glazed window, uPVC double glazed entrance door.

Shower Room

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

First Floor

Landing

Coved and smooth ceiling, uPVC double glazed window to front.

Bedroom One 11'5 x 12'6 approx (3.48m x 3.81m approx)

Coved and smooth ceiling, radiator, uPVC double glazed window to front

Bedroom Two 9'3 x 14'5 approx (2.82m x 4.39m approx)

Coved and smooth ceiling, radiator, uPVC double glazed window to rear.

Bedroom Three 11'6 x 9'1 approx (3.51m x 2.77m approx)

Coved and smooth ceiling, radiator, uPVC double glazed window to rear.

Shower Room 7'2 x 6'0 approx (2.18m x 1.83m approx)

A three piece suite comprising of walk in shower with electric shower, low level W.C., pedestal wash hand basin, coved and textured ceiling, part tiled walls, radiator, uPVC double glazed window to front.

External

The front of the of the property is laid with gravell and drive which provides Off Road for several vehicles, side pedestrian access leads to the rear garden via wooden gate. The rear garden is laid mainly to lawn with patio area. Three Storage Sheds. Oil Tank.

Council Tax Band

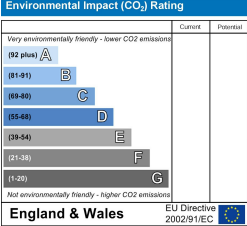
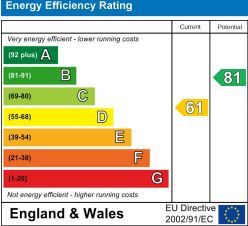
We are advised the Council Tax Band is C

Tenure

We are advised the tenure is Freehold

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, particuarly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



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GROUND FLOOR
576 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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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