

## 4 Rhodfa'r Ceoffyl, Ffoslas, Kidwelly, Carmarthenshire, SA17 4GA



**Offers in the region of £259,995**



A beautifully presented four bedroom detached property, garage, located on the edge of the semi rural village of Carway close to the Ffos Las racecourse. Accommodation comprises entrance hall, cloakroom, lounge, newly fitted kitchen with dining area, utility room, conservatory. First Floor four bedrooms with master en-suite, family bathroom. New decoration and flooring throughout. Lovely countryside views and walks, dog friendly area, perfect for road links to Carmarthen, Crosshands, Llanelli, with their shopping centres, cafes, etc. Pembrey Country Park with its 7 miles of beach is 5 miles away. Externally: front lawned area with driveway to single car garage, rear enclosed south facing garden.

EPC C78, Council Tax Band E, Square Metres: 108

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## **Accommodation Provides:**

Front entrance door into .....

### **Hallway:**

With staircase to first floor, radiator, laminate floor, door into .....



### **Cloakroom:**

**5'6 x 3'07 (1.68m x 1.09m)**

With w.c. and wash hand basin, radiator, laminate floor, obscure window to front.



### **Lounge:**

**21'2 x 11'3 (6.45m x 3.43m)**

Window to front, patio doors to rear conservatory, two radiator, laminate floor.



### **Conservatory:**

Fully glazed with double doors to garden, tiled floor, ceiling fan.

## **Kitchen with Dining Area:**

**21'2 x 8'5 (6.45m x 2.57m)**

Newly fitted kitchen with base and wall units and complimentary work surfaces and splashbacks, sink with mixer tap, eye level oven and microwave and electric hob, integrated dish washer and fridge freezer, laminate floor, radiator, window to front, dining area with BI-fold glazed doors to rear.



## **Utility Room:**

**6'6 x 4'9 (1.98m x 1.45m)**

Fitted with base and wall units with work surfaces, single drainer sink unit with mixer tap, plumbing for automatic washing machine, built in under stairs cupboard, radiator, laminate floor, door to rear.



## **FIRST FLOOR:**

### **Landing:**

Loft access, airing cupboard, radiator, doors to :



### **Bedroom 1:**

**12' x 11'5 (3.66m x 3.48m)**

Window to rear, radiator, door into .....

### **En-Suite:**

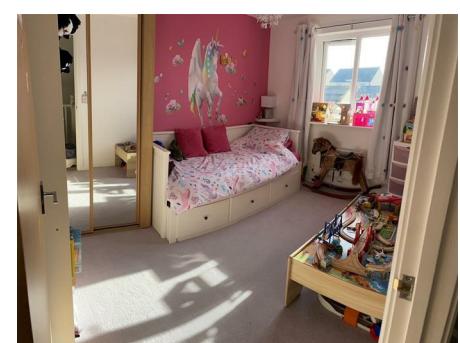
**6'6 x 4'9 (1.98m x 1.45m)**

With w.c. and hand basin, shower cubicle, radiator, vinyl floor, window to rear with obscure glass.

### **Bedroom 2:**

**12'2 x 8'6 (3.71m x 2.59m)**

Window to rear, radiator.



**Bedroom 3:**

8'7 x 8'6 (2.62m x 2.59m)

Window to front, radiator.

**Bedroom 4:**

8'8 x 8'1 (2.64m x 2.46m)

Window to front, radiator.

**Bathroom:**

With a three piece suite of w.c. wash hand basin and panelled bath, part tiled walls, vinyl floor, wall mounted towel rail, shaver point, obscure window to front.

**Externally:**

Lawned area to the front with path leading to the front door, driveway to side leading to garage and enclosed rear garden laid to lawn, decking and gravelled area.

**Garage:**

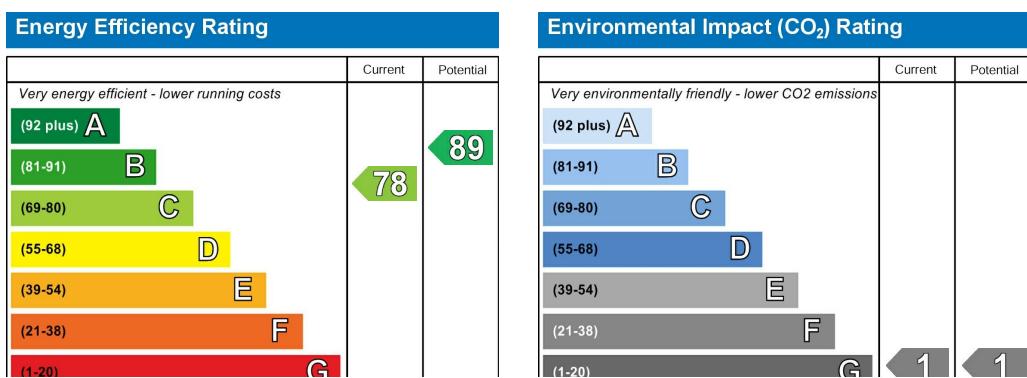
Single garage with up and over door.

**Services:**

Mains water, gas, electricity and drainage.

Council tax band - E

EPC C78



**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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**

#### **Chartered Surveyor Services**

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.