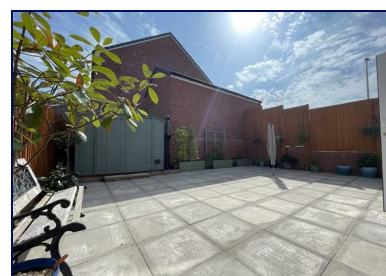


## 17 Ffordd Y Glowyr, Carway, Kidwelly, SA17 4JJ



**Offers in the region of £229,995**



An opportunity to purchase a detached house located on the outskirts of Carway, close to the popular Ffos Las Racecourse and within easy commuting distance to the Towns of Kidwelly and Carmarthen. Viewing is recommended to appreciate the perfectly neat presentation of this property, with a well equipped fitted kitchen/diner, two bathrooms and three bedrooms. Externally off road parking provides space for two vehicles, with the added bonus of a garage and a good sized, low maintenance rear garden, ideal for outdoor entertaining with your guests. Added appeal of No Onward chain. Viewing By Appointment.

EPC Rating - B, Square Metres - 85, Council Tax - D

**Mallard**  
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**RICS**



naea | propertymark

PROTECTED

## Entrance Porch

Via uPVC double glazed entrance door, radiator, tiled flooring, smooth ceiling.



## Lounge

15'7" x 10'7" (4.76 x 3.24)

uPVC window to front, radiator, feature fireplace with slate hearth & tiled surround, smooth ceiling.



## Hallway

Smooth ceiling, stairs to first floor, LVT Flooring.

## Cloakroom

Low level W.C., wall mounted wash hand basin, smooth ceiling, extractor fan, LVT Flooring.





## **Kitchen/Diner**

18'2" x 7'2" (5.56 x 2.19)

Fitted with a range of base & wall units with complimentary worksurface over, 1 1/2 stainless steel sink unit, built in electric oven, grill, microwave & 4 ring hob with extractor hood over, integrated dishwasher, integrated washing machine, space for fridge/freezer, radiator, wall unit housing wall mounted gas central heating boiler, understairs storage cupboard, smooth ceiling, uPVC double glazed window to rear, uPVC double glazed French doors to rear, LVT Flooring.



## **FIRST FLOOR**

### **Landing**

Access to attic space, smooth ceiling, uPVC double glazed window to side, radiator, airing cupboard.



## Bedroom 1

18'10" x 8'9" (5.75 x 2.69)

uPVC double glazed window to front, radiator, smooth ceiling.



## En-suite

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and shower cubicle, partly tiled walls, heated towel rail, smooth ceiling, uPVC double glazed window to side with obscure glass, LVT flooring.



## Bedroom 2

9'10",157'5" x 8'10" (3,48 x 2.70)

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



### **Bedroom 3**

7'2" x 9'10" (2.20 x 3.02)

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



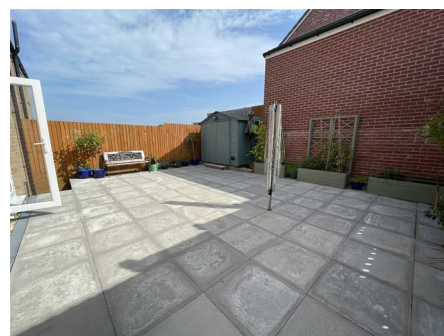
### **Bathroom**

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and panelled bath with shower over, extractor fan, heated towel rail, LVT flooring, fully tiled walls, smooth ceiling, uPVC double glazed window to side with obscure glass.



### **External**

Tarmac driveway to front leads, raised beds laid with chippings, gated side access to rear enclosed garden laid with patio, timber garden shed.



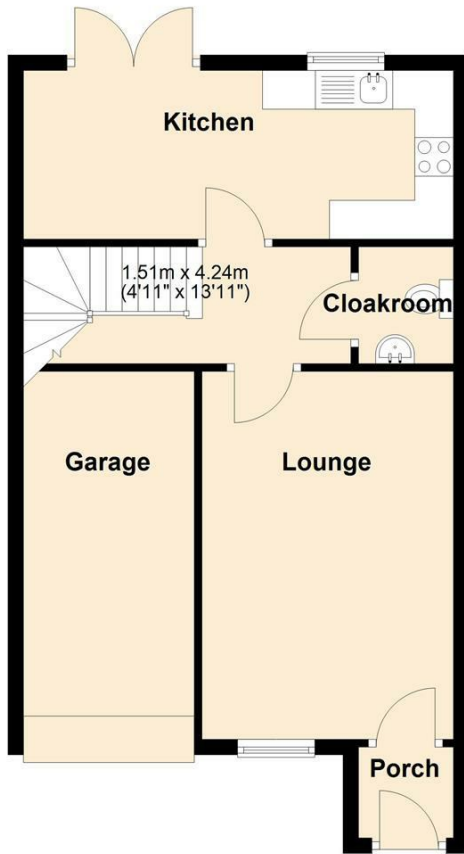
### **Garage**

Up & over door, power & lighting.

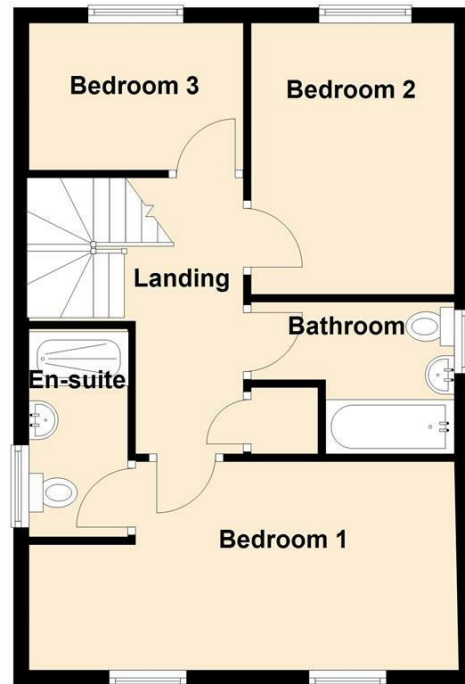
### **Services.**

Mains gas, electric, water & drainage

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

**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.