

Angorfa Carway, Kidwelly, SA17 4HS



Asking price £115,000



A semi-detached house located in the Village of Carway with the benefit of off road parking and good sized garden. Situated within easy commuting distance of the Towns of Carmarthen & Llanelli and Ffos Las Racecourse is close by. The property requires updating throughout, part single glazing and solid fuel central heating. Externally there is a rear garden with lovely far reaching countryside views to the rear. The accommodation comprises of Entrance Hallway, Sitting Room, Lounge, Kitchen, Downstairs Bathroom and Three Bedrooms. No Chain. Viewing By Appointment.

EPC Rating - F Square Metres - 89 Council Tax - C

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PROTECTED

Entrance

Via uVC double glazed entrance door with obscure glass.

Entrance Hallway

Stairs to first floor, radiator, textured & coved ceiling.

Sitting Room

11'7" x 10'2" (3.54 x 3.11)

Aluminium single glazed window to front, radiator, tiled fireplace, textured & coved ceiling.



Lounge

12'5" x 11'3" (3.79 x 3.45)

Brick fireplace & hearth with display shelving and Multi-fuel Eco-Boiler, tongue & groove panelling to one wall, coved ceiling, Timber French doors to rear with obscure glass.



Lean to Porch

uPVC double glazed door to rear with obscure glass, tiled flooring, poly-carbonate roof, uPVC double glazed windows to side & rear.



Kitchen

9'1" x 10'3" (2.78 x 3.13)

Fitted with a range of base & wall units with complimentary worksurface over, stainless steel sink unit, walls tiled to half, coal fired Rayburn (heats hot water), two uPVC double glazed windows to side, understairs storage space, cushioned flooring.



Rear Hallway

Cushioned flooring, window to rear with obscure glass, plumbing for washing machine, polystyrene ceiling tiles.

Bathroom

Fitted with a three piece suite comprising of panelled bath with electric shower over, low level W.C., and pedestal wash hand basin, cushioned flooring, polystyrene ceiling tiles, window to rear with obscure glass.



First Floor

Landing

Split level landing, access to loft space.

Bedroom 1

15'7" x 10'0" (4.77 x 3.06)

Two aluminium single glazed window to front, two radiators, coved ceiling with polystyrene tiles.



Bedroom 2

11'8" x 10'4" (3.58 x 3.15)

uPVC double glazed window to rear, radiator, coved ceiling with polystyrene tiles.



Bedroom 3

9'2" x 8'11" (2.80 x 2.72)

uPVC double glazed window to side, radiator, coved ceiling with polystyrene tiles, built in wardrobe, airing cupboard housing hot water cylinder.



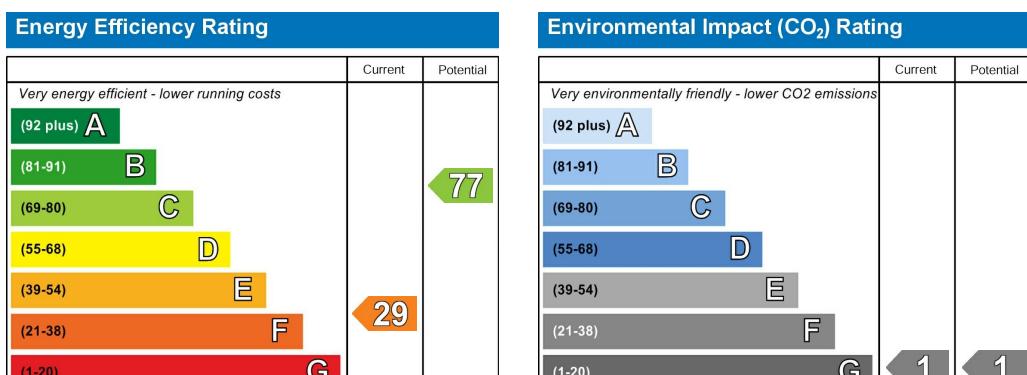
External

Off road parking to the front, gated side access to rear with tarmac courtyard, storage outbuilding, garden laid to lawn with hedging, further garden area with various trees and shrubbery, brick wall remains of previous outbuilding, open aspect to rear with countryside views.



Services

Mains electric, water & drainage.



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.