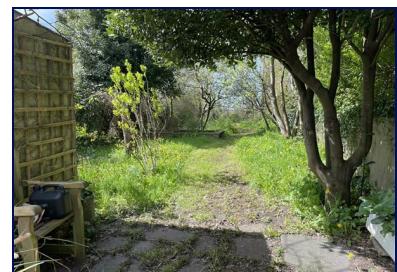


22 Ferry Road, Kidwelly, SA17 5BJ



Offers in the region of £285,000



A charming mid-terraced house located in the historical Town of Kidwelly with The Market Town of Carmarthen approximately 9 miles away and within good proximity to Ffos Las Racecourse, Cefn Sidan Sands and Pembrey Country Park. The nearby coastal Village of Ferryside offers scenic walks and an opportunity to explore the shoreline along the Estuary.

All local amenities are close by along with local Schools, Railway Station and of course home to beautiful Kidwelly Castle.

The property has been sympathetically renovated by the current owners to include a new roof and rear windows, whilst still retaining some original features such as original flooring, stained glass window and picture rails. Viewing is essential to appreciate the deceptively spacious accommodation on offer, comprising of

Entrance Hallway, Three Reception Rooms, Kitchen, Three Bedrooms, Bathroom and Attic Room.

Externally to the rear there is a delightful, enclosed patio area to make the most of those summer evenings with steps leading up to a good sized garden with open aspect to the rear.

EPC: E Square Metres: 143 Council Tax - C

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PROTECTED

Entrance Hallway

Via timber entrance door, original tiled flooring, radiator, stairs to first floor, smooth ceiling, understairs storage with plumbing for washing machine, timber 'stable style' door to rear.



Lounge

9'6" x 17'8" (2.90 x 5.39)

Fireplace with original mantelpiece, tiled hearth & surround, single glazed sash bay window to front, timber flooring, two radiators.



Sitting Room

10'4" x 11'10" (3.15 x 3.62)

Fireplace with marble hearth, single glazed sash bay window to front, two radiators, picture rail.



Dining Room

Radiator, original tiled flooring, part tongue & groove panelling to walls, uPVC double glazed sash window to rear.



Kitchen

7'4" x 14'11" (2.24 x 4.55)

Fitted with a range of base units with granite worktop over, belfast sink, space for cooker, extractor hood, dishwasher, tiled flooring, partly tiled walls, uPVC double glazed sash window to rear, exposed stone wall, tongue & groove panelling to ceiling, shelving to alcove, space for fridge/freezer.



First Floor

Landing

Timber stained glass sash window to rear, smooth ceiling, stairs to attic room.



Bedroom 1

14'0" x 10'8" (4.27 x 3.26)

Two single glazed timber sash windows to front, two radiators, timber flooring, picture rail, original cast iron fireplace.



Bedroom 2

13'4" x 9'1" (4.07 x 2.79)

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



Bedroom 3

10'2" x 10'8" (3.10 x 3.26)

Single glazed timber sash window to front, radiator, smooth ceiling, picture rail, timber flooring.



Bathroom

Fitted with a four piece suite comprising of roll top bath with 'telephone style' taps & shower head, low level W.C., bidet and wash hand basin set in console table, tiled flooring, radiator, heated towel rail, timber panelling to half, smooth ceiling, uPVC double glazed sash window to rear, cupboard housing 'Worcester' gas central heating boiler and shelving.



Second Floor

Attic Room

Vaulted ceiling with feature beams, two Velux windows to rear, radiator, two uPVC double glazed sash windows to rear.



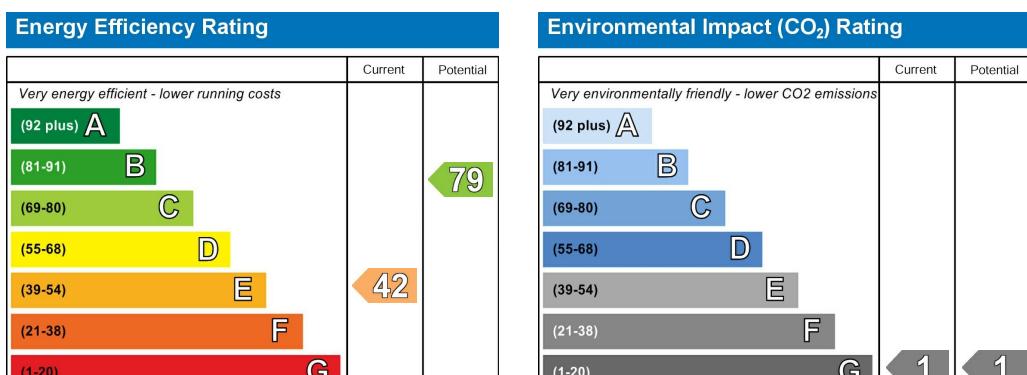
Externally

Front tiled forecourt with an abundance of various tress & shrubbery, rear patio area, steps up to garden laid to lawn with mature fruiting trees and flowers, suitable size for raised beds or vegetable garden, breeze block storage shed, open aspect to the rear.



Services

Mains gas, 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.