

## 12, Heol Dyffryn Aur, Kidwelly, SA17 4HJ



**Offers in the region of £179,950**



Immaculately presented semi-detached three bedroom "Hanbury Housetype" located on a section of private road in the semi-rural Ffoslas development. The property has parking right next to the house on the driveway, attention and thought has gone into the pretty landscaped garden.

The property was only built October 2019, with guarantees still in place. Gas central heating rural location with countryside walks and commuting links. Save money on bills, new homes are more efficient. EPC: B Square Metres: 71 Council Tax Band: C

**Mallard**  
chartered surveyors • estate agents • lettings

Proudly supporting  
*maggie's*



Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk

[www.mallard-properties.co.uk](http://www.mallard-properties.co.uk)

Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk



**RICS**



naei | propertymark

PROTECTED

## Entrance Hallway

Composite front door, radiator, stairs to first floor.

## Cloaks/Wc

Wc, basin, window to front, radiator.



## Living Room

14'4" x 10'4" (4.39 x 3.17)

Window to front, radiator, under stair storage.



## Kitchen Dining Room

15'5" x 8'9" (4.70 x 2.69)

Range of base and wall units, integrated oven, gas hob, extractor fan, space for fridge freezer, washing machine, additional space for dishwasher, part tiled walls, window to rear, French doors to rear garden, radiator in dining area.



## FIRST FLOOR Landing

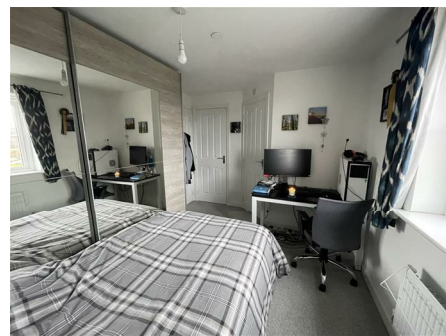
Loft access, storage cupboard.



## Bedroom 1

9'8" x 9'6" (2.95 x 2.90)

Window to front with views, radiator, storage cupboard, door to en-suite.



## En-Suite

Comprises wc, basin, shower cubicle, radiator, window to front, part tiled walls.



## Bedroom 2

9'6" x 7'6" (2.92 x 2.31)

Window to rear, radiator.



## Bedroom 3

7'6" x 6'0" (2.31 x 1.85)

Window to rear, radiator.



## Bathroom

Bath with shower over, wc, basin, part tiled walls, radiator, window to side.



## Externally

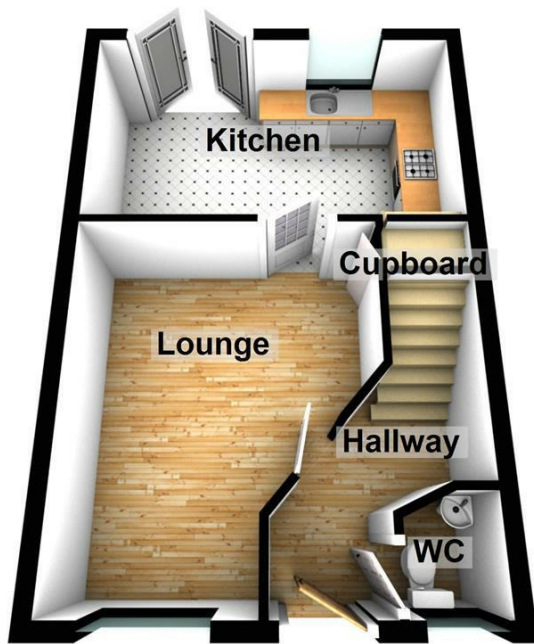
Front lawn, side tarmac driveway for two vehicles, side access via gate and fence to enclosed rear garden. Rear garden made up of patio terrace, feature fencing, steps down to tiered garden laid to gravel, with mature fruit trees and planting, storage shed. This section of road is private, remainder of main roads are council adopted.



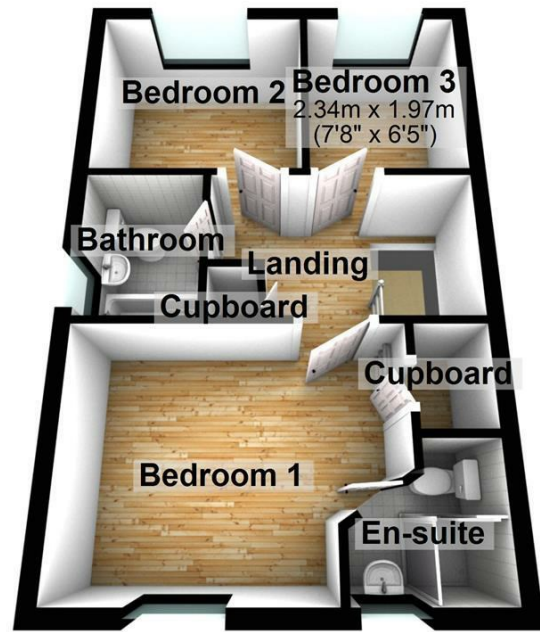
## Services

Advised all mains. Wide angled lens has been used on occasion. Annual management fee approx. £118.24.

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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.