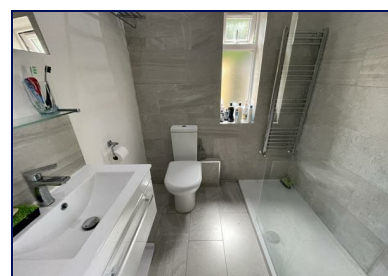


12 Monksford Street, Kidwelly, Carmarthenshire, SA17 4TW



Offers in the region of £220,000



Detached double fronted three bedroom house in the heart of Kidwelly. South west facing good size garden, side off road parking bay.

The house has been modernised, with plastered white walls, two refurbished bathrooms on each floor, open plan kitchen dining room, utility, and sunny conservatory to rear, with the living room to the front of the house. This property would make a lovely home, within walking distance of a new primary school, local shops, local train station, and access to the beaches and coastline. Kidwelly is a hidden gem in Carmarthenshire.

EPC:D Square Metres: 91 Council Tax Band: TBC

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RICS

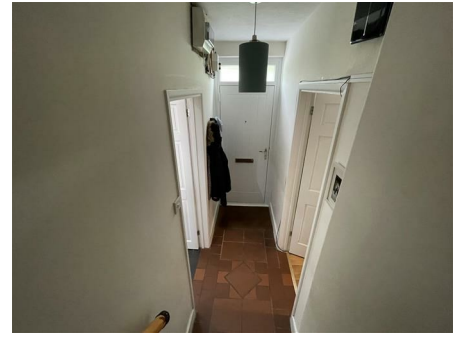


naea | propertymark

PROTECTED

Entrance Hall

Stairs to first floor, tiled floor, wall mounted consumer unit.



Living Room

12'3" x 11'3" (3.74 x 3.45)

Window to front, radiator.



Kitchen Dining Room

18'0" x 7'10" (5.50 x 2.40)

Window to front, dining area, space for tall fridge freezer, base and wall units, sink, built in dishwasher, built in fridge, built in oven, hob, extractor, arch detail, L-shape into open under stair storage, radiator, tiled floor, part tiled walls.



Conservatory

9'9" x 9'2" (2.99 x 2.80)

Glazed to three sides, French doors to side, opaque roof, tiled floor, radiator.



Utility Room

6'5" x 6'2" (1.97 x 1.90)

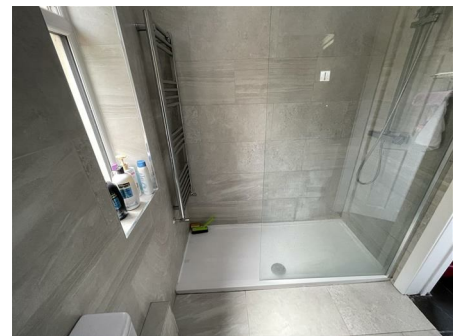
Door to rear, base and wall units, sink, space for washing machine.



Downstairs Shower Room

6'0" x 5'4" (1.83 x 1.63)

Walk in shower, wc, floating basin, tiled walls, window facing rear.



FIRST FLOOR

Landing

Loft access, carpet.



Bedroom 1

13'9" x 10'6" (4.20 x 3.21)

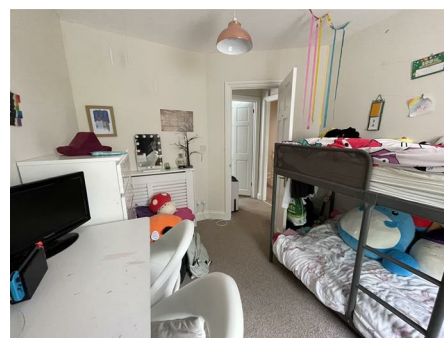
Twin windows to front, radiator, carpet.



Bedroom 2

11'6" x 9'0" (3.53 x 2.76)

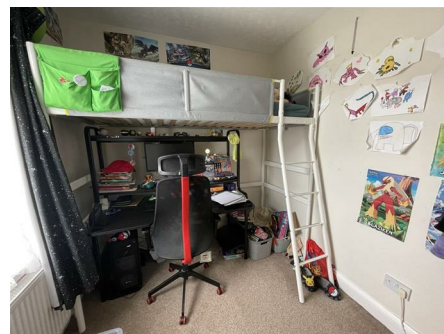
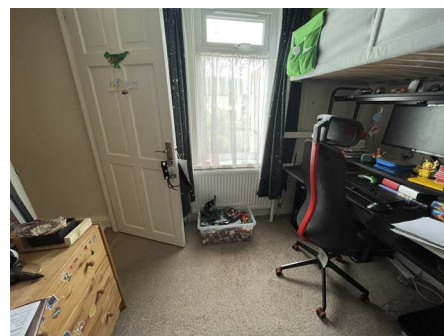
Window to front, radiator, carpet.



Bedroom 3

8'8" x 7'0" (2.65 x 2.14)

Window facing rear, radiator.



Bathroom

Window to rear. Bath shower over, wash hand basin, wc, double airing cupboard housing boiler, heated towel rail.



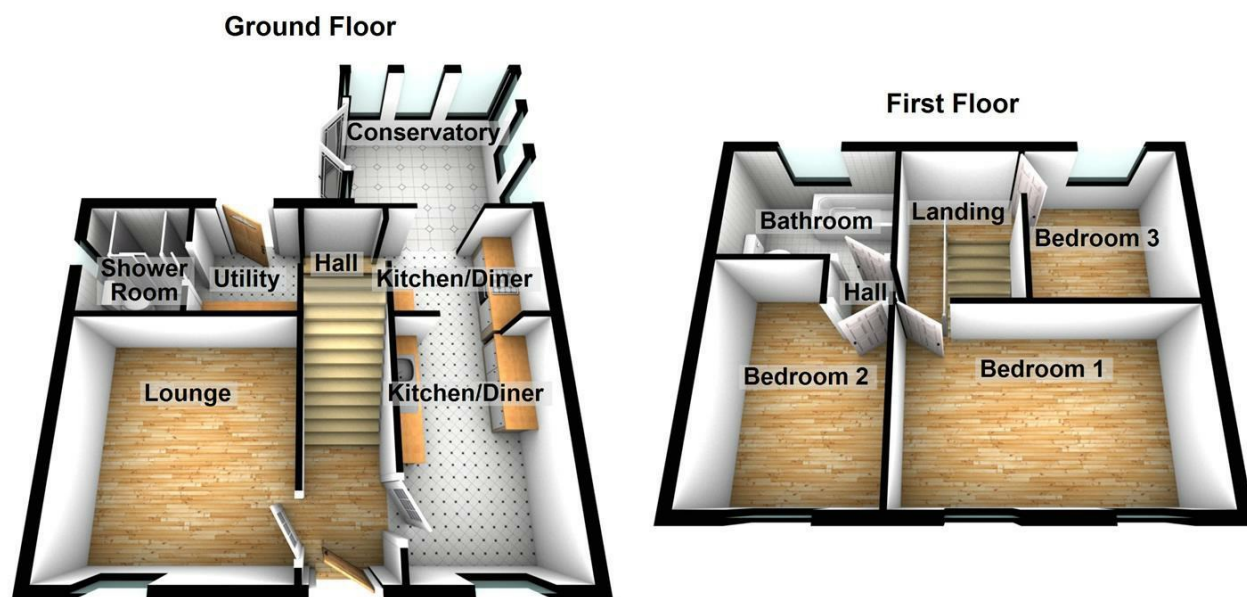
Externally

Side parking bay, side gate, rear garden is laid to lawn, walled and hedged boundary, patio.



Services

Advised all mains. Wide angled lens has been used on occasion.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	56	76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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.