

13 Causeway Street, Kidwelly, SA17 4SU



Offers in the region of £265,000



We are delighted to offer For Sale a Detached House located in the picturesque, historical Town of Kidwelly with Local Shops, Primary School and Kidwelly Castle all close by.

The Market Town of Carmarthen is approximately 9 miles away and you are within good proximity to Ffos Las Racecourse, Cefn Sidan Sands and Pembrey Country Park.

This property, renovated over the years by the current owners has a wealth of charm, traditional features and viewing is essential to appreciate all it has to offer. Benefitting from a Detached Workshop to Rear with Off Road Parking, pretty garden & unusual Garden Room, for quiet afternoons or family entertaining. The accommodation briefly comprises of Entrance Hallway, Lounge, Snug, Kitchen/Diner, Bathroom, Office, Three Bedrooms & Shower Room.

Viewing By Appointment.

EPC- D, Square Metres - 111, Council Tax - C.

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PROTECTED

Entrance Porch

Via uPVC double glazed French doors, original tiled flooring, timber door with original stained glass lead into:



Entrance Hallway

Original tiled flooring, stained glass window to front, radiator, stairs to first floor.



Lounge

22'11" x 10'10" (11'6" max) (7.01 x 3.32 (3.53 max))

uPVC double glazed bay window to front, two marble fireplace with cast iron & tiled surround & slate hearths, picture rail, laminate flooring.



Snug

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

Tiled flooring, electric radiator, log burner, door to:



Storage Room

Wall mounted gas central heating boiler, timber sash window to side, shelving.

Kitchen/Diner

14'9" x 10'10" (4.52 x 3.31)

Fitted with a range of base & wall units with complimentary worksurface over, stainless steel sink unit, range with electric oven, grill & 5 ring gas hob with extractor hood over, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, tiled flooring, walls tiled over worksurface, radiator, uPVC double glazed window to rear, door to:



Office/Music Room

8'11" x 11'10" (2.74 x 3.63)

uPVC double glazed sliding doors to rear, radiator, single glazed window to rear, coved ceiling, tiled flooring, door to:



Bathroom

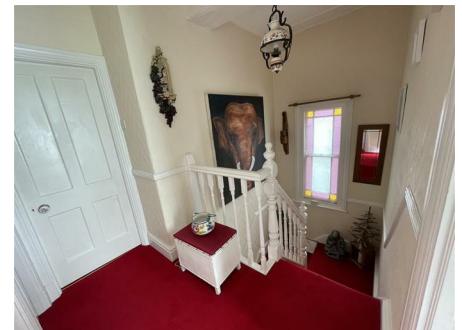
Fitted with a three piece suite comprising of Roll top bath, low level W.C. and wash hand basin on slate worktop & fitted tiled unit, extractor fan, tiled flooring, fully tiled walls, feature glass block windows.



First Floor

Landing

Access to loft space, dado rail, Stained glass feature window to side.



Bedroom 1

12'5" x 11'9" max (3.81 x 3.59 max)

uPVC double glazed window to rear, radiator, picture rail, fitted wardrobes.



Bedroom 2

11'1" x 12'11" into bay (3.39 x 3.95 into bay)

uPVC double glazed bay window to front, radiator, picture rail, feature beams.



Bedroom 3

11'0" x 9'4" (3.36 x 2.85)

uPVC double glazed window to rear, radiator, picture rail, built in storage cupboard.



Shower Room

Fitted with a three piece suite comprising of shower cubicle, low level W.C. and wall mounted wash hand basin, fully tiled walls, tiled flooring, electric heated towel rail, uPVC double glazed window to front with obscure glass.



Garden Room

Of timber construction with poly carbonate roof, concrete floor, steps up to decked area, feature stained glass windows, timber French doors to side.



External

Double wrought iron gates, Front forecourt laid with ornamental chippings, gated side access to rear garden, beds laid with a mixture of stones & chippings, various trees & shrubbery, fitted bench.



Workshop/Garage

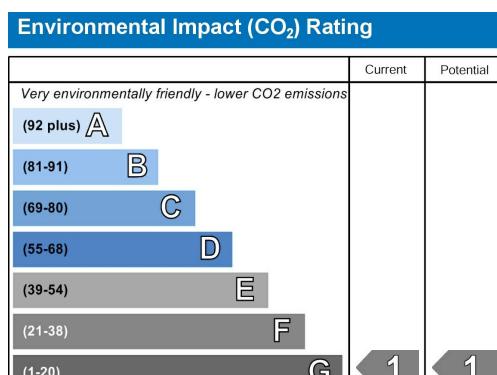
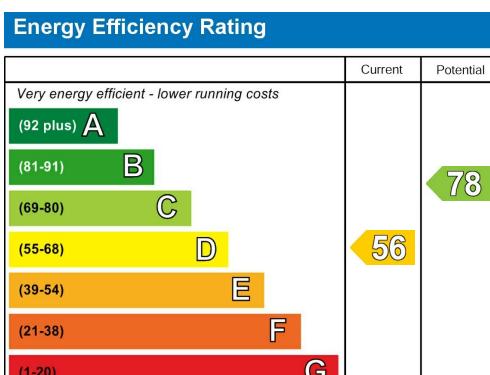
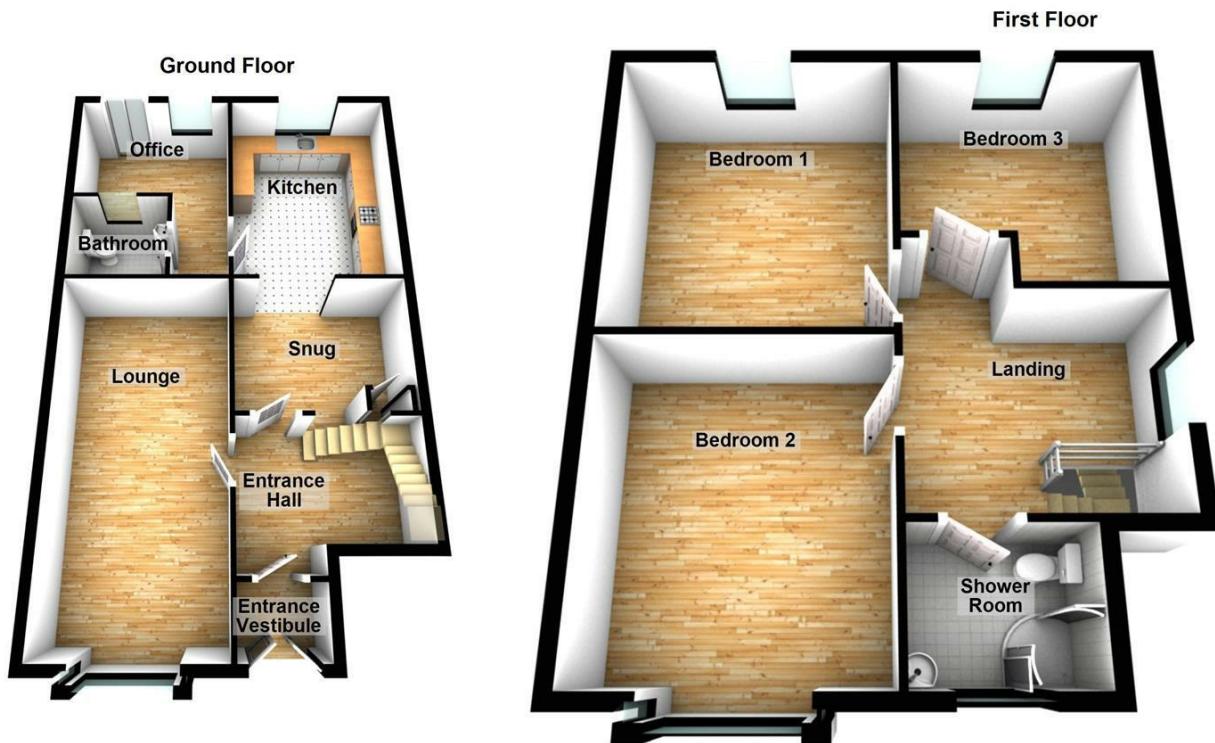
17'4" x 22'4" (5.30 x 6.82)

Electric & lighting, double timber doors to front, uPVC double glazed door to rear, single window to rear. two parking spaces to the front of the garage.



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.