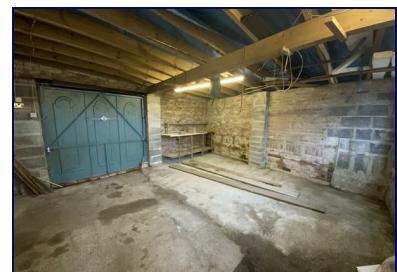


# Ty'r Waun, Four Roads, Kidwelly, Carmarthenshire, SA17 4SE



**Asking price £299,995**



Substantial proportioned detached house in the village of Four Roads, a sought after village as it balances the rural idyll with good access roads to Carmarthen, Llanelli and the Carmarthenshire coast some 5 miles away.

The property offers three double bedrooms, three reception rooms, one bathroom. Original parts are stone walls from the former cottage, side annexe has been added offering scope for working from home or a bonus to family life, off road parking gives ease of access. There is no onward buying chain, the property is vacated and ready to go. There is also parking to the other side of the property along with a landscaped garden area.

Freehold. Council Tax Band - E. EPC - E46

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

## Porch

Entered via double glazed door into porch area, lino flooring, coved and textured ceiling, door to:

## Kitchen

**16 x 11'8 (4.88m x 3.56m)**

Fitted with a range of matching base and wall units, 1 1/2 bowl sink and drainer, integrated oven with gas hob and extractor hood over, space for washing machine, space for fridge freezer, lino flooring, part tiled walls, coved and textured ceiling, double glazed windows to side and front, boiler, radiator, door leads to:



## Dining Room

**16'2 x 15'2 (4.93m x 4.62m)**

Two double glazed windows to front, three radiators, coved and textured ceiling, patio doors lead to rear hallway, double doors to:



## Living Room

**16'2 x 13'3 (4.93m x 4.04m)**

Double glazed window to front, two radiators, stairs lead to first floor, coved and textured ceiling, opens out to:



## Rear Hallway

**26' x 4'11 (7.92m x 1.50m)**

Two double glazed windows to rear, two radiators, coved and textured ceiling, double glazed door leads to rear.



## **Landing**

Two double glazed windows to front, radiator, airing cupboard, doors to:



## **Bedroom One**

**16'1 x 11'8 (4.90m x 3.56m)**

Double glazed windows to front, rear and side, radiator, coved and textured ceiling, vanity wash hand basin and shower cubicle.



## **Bedroom Two**

**13'4 x 16'2/11'11 (4.06m x 4.93m/3.63m)**

Double glazed windows to front and rear, radiator, coved and textured ceiling, vanity wash hand basin.



## **Bedroom Three**

**11'11 x 9'04 (3.63m x 2.84m)**

Double glazed window to rear, radiator, coved and textured ceiling.



## **Bathroom**

**8'5 x 5'5 (2.57m x 1.65m)**

Fitted with a suite comprising of a low level W.C, vanity wash hand basin and bath with shower over, lino flooring, part tiled walls, radiator, coved and textured ceiling, obscure window to rear.



## Externally

There is off road parking for two vehicles to the right of the property in front of the annexe. To the left hand side of the property there is off road parking for one. The side garden is laid to lawn with wall border and mature shrubbery to the rear and houses the oil tank.



## Annexe

**17'1 x 15'3 (5.21m x 4.65m)**

Previously a garage this annexe is entered via a double glazed front door, large open plan lounge, window to the rear and a kitchen area comprising of base and wall units, stainless steel sink and space for cooker.

Door leads to bedroom area with a window to the side, and onto a shower room with W.C, wash hand basin and shower cubicle.

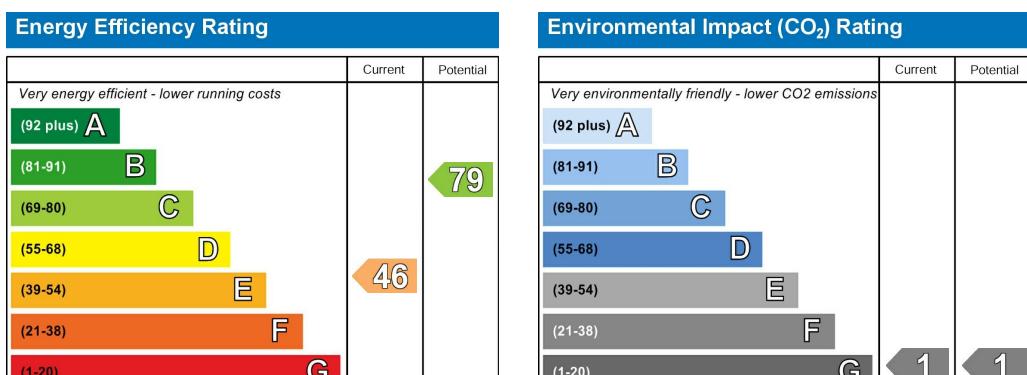


## Services

Mains water and electric is connected to the property. Oil fired central heating system.

Please note that photos are taken with a wide angle lens.

Freehold. Council Tax Band - E. EPC - E46



**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.