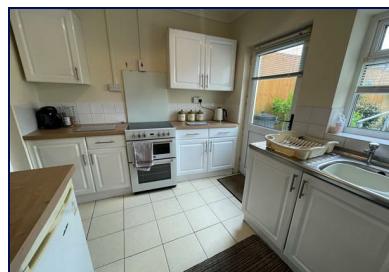


13 Water Street, Kidwelly, SA17 5BX



Asking price £130,000



Delightful, well maintained and presented mid terrace house on the popular Water Street in the coastal town of Kidwelly, a local hub, shops, cafes, medieval castle and access to the coastline.

The property offers open living dining room, light and airy kitchen, rear store space and downstairs shower room. The first floor benefits from three bedrooms one with ensuite wc, and wash hand basin. Rear manageable enclosed garden, quite the suntrap, when the sun peeks out. No onward buying chain.

EPC: D Square Metres: 84 Council Tax Band: B

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Accommodation Provides:

Front entrance door into

Hall:

With radiator and further door into



Lounge:

17'10"(16'5") x 20'11" (5.46m(5.01) x 6.38m)

Window to front, 2 radiators, feature fireplace with gas fire, alcoves, staircase to first floor, window into kitchen.



Kitchen:

8'2" x 10'2" (2.50m x 3.10m)

Fitted with base and wall units with complimentary work surfaces, stainless steel sink unit, cooker point, space for fridge freezer, tiled floor, part tiled walls, wall mounted gas fired central heating boiler, window to rear, door to rear.



Side Lobby:

Space for washing machine, lino floor, store cupboard.



Bathroom:

8'7" x 5'4" (2.64m x 1.63m)

With corner shower, w.c. and wash hand basin, radiator, part tiled walls, window to rear.



FIRST FLOOR:

Landing:

With access to loft.



Bedroom 1:

8'11" x 13'7"(8'10") (2.72m x 4.15m(2.70))

Window to rear, radiator, fitted wardrobes, Door into
.....

**W.C:**

With w.c. and wash hand basin, lino floor, part tiled walls

**Bedroom 2:**

8'10" x 11'9" (2.70m x 3.59m)

Window to front, radiator, sink.

**Bedroom 3:**

7'8" x 8'4" (2.34m x 2.56m)

Window to front, radiator.

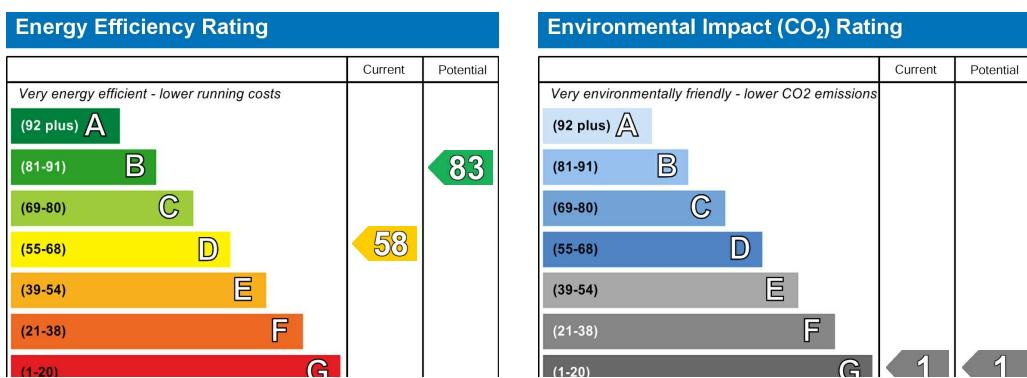


Externally:

Enclosed rear garden with patio and flower borders, outside tap.

**Services:**

Mains water, gas, electricity and 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.