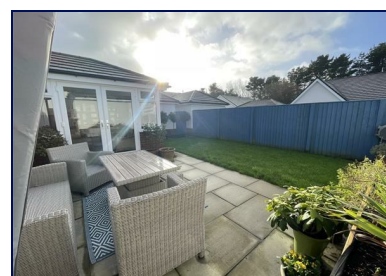


## 5 Llys Y Felin, Kidwelly, SA17 4UQ



**Offers in the region of £345,000**



A beautifully presented detached bungalow, located in the picturesque Town of Kidwelly on a select development of similar type properties. Located just off a much sought after residential area with the benefit of local amenities and eateries close by.

Local popular attractions are with easy reach, the historic Kidwelly Castle, Ffos Las racecourse, Pembrey Country Park & Beach and Burry Port Harbour & Beach.

Carmarthen is approximately 10 miles (approx) by car, also seen as the gateway to Pembrokeshire and all there is to explore.

This stylish home presents itself in a warm, welcoming way, with attention to detail featuring LVT flooring, internal oak doors and high specification fittings. Open plan style Kitchen/Diner draws you through to the cosy Sunroom, which leads out to an attractive enclosed garden, ideal for indoor/outdoor entertaining with Family & Friends. Two Bedrooms, Two Bathrooms and a Spacious Lounge complete the accommodation and added appeal of Driveway, Garage & Utility Room for convenience. Viewing is Highly recommended to appreciate the location, excellent standard and style of this property.

EPC Rating-B, Square Metres-86, Council Tax-D

**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**

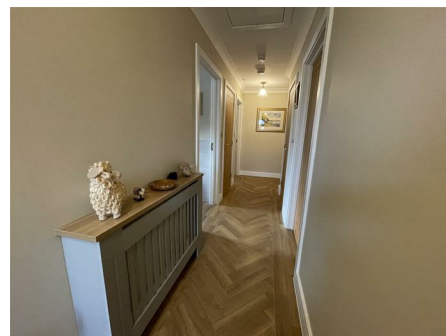


nae | propertymark

PROTECTED

## Entrance Hallway

Via double glazed entrance door, LVT flooring, storage cupboard with hanging space, airing cupboard with slatted shelving and wall mounted gas central heating combi boiler, radiator, coved & smooth ceiling, access to attic space.



## Lounge

16'6" x 11'10" (5.05 x 3.63)

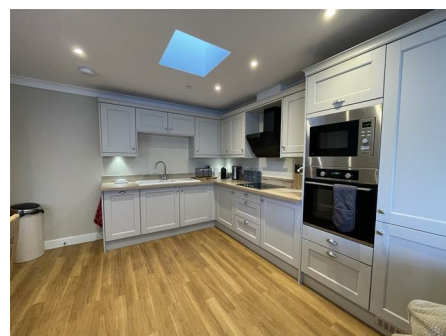
uPVC double glazed window to front, LVT flooring, radiator, smooth & coved ceiling.



## Kitchen/Diner

17'6" x 8'7" (12'3" max) (5.34 x 2.62 (3.74 max))

Fitted with a range of base and wall units with complimentary worksurface over, porcelain sink unit, built in electric oven, grill and microwave, four ring Smeg induction hob with extractor over, integrated fridge and freezer, integrated dishwasher, LVT flooring, radiator, uPVC double glazed window to rear, sky light with Velux window, smooth & coved ceiling with spotlighting, opening through to:





## Sun Room

9'6" x 9'5" (2.90 x 2.88)

uPVC double glazed windows to side & rear, uPVC double glazed French doors to side, smooth ceiling, LVT flooring, radiator.



## Bedroom 1

10'3" x 12'9" (3.13 x 3.91)

uPVC double glazed window to rear, radiator, smooth & coved ceiling, LVT flooring.



## En-suite

Fitted with a three piece suite comprising of low level W.C, pedestal wash hand basin and built in shower cubicle, partly tiled walls, LVT flooring, heated towel rail, extractor fan, smooth ceiling & spot lighting.



## Bedroom 2

10'0" x 10'11" (3.06 x 3.33)

uPVC double glazed window to front, radiator, LVT flooring, smooth & coved ceiling, Built in wardrobes with hanging space and shelving.



## Bathroom

7'0" x 10'4" max (2.15 x 3.15 max)

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and panelled bath, extractor fan, partly tiled walls, LVT flooring, smooth ceiling, heated towel rail, uPVC double glazed window to side with obscure glass.



## External

Front laid with ornamental chippings, side driveway leads to garage, gated access to rear garden laid to lawn, patio area, outside tap.



## Garage

13'4" x 10'0" (4.07 x 3.06)

Up & over door, power & lighting, door to:

## Utility Room

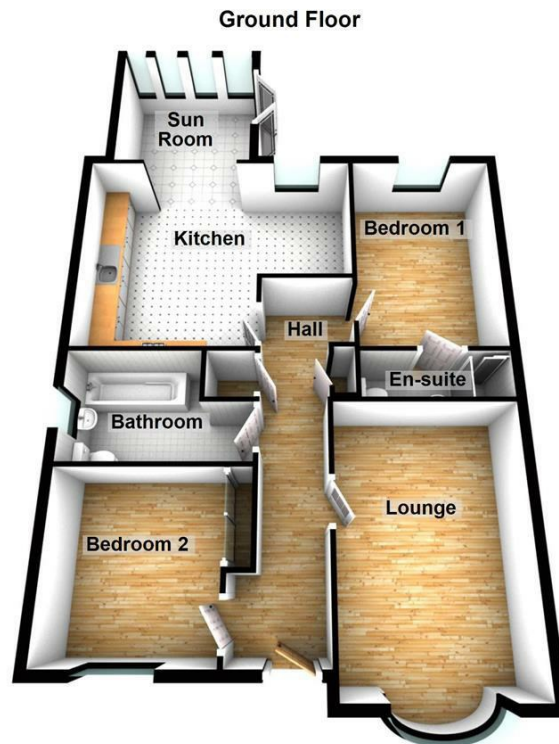
10'0" x 6'11" (3.06 x 2.12)

Fitted with base & wall units with worktop over, plumbing for washing machine, space for tumble dryer, electric wall heater, uPVC double glazed door to side.



## Services

Mains gas, electric, water & drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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.