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17 Ger Y Castell, Kidwelly, Llanelli, Carmarthenshire, SA17 4TT

Offers Around £175,000

A very well presented, recently refurbished, extended and conveniently set modern semi detached single fronted freehold house (in VERY GOOD ORDER throughout) with 2 LIVING ROOMS, MODERN KITCHEN, HOBBY ROOM, UTILITY ROOM, 3 FIRST FLOOR BEDROOMS, MODERB BATHROOM etc. The property boasts full mains GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, a good sized enclosed rear garden with views of Kidwelly castle, storage sheds and on street parking. This property is on the edge of the village and being close to the school etc and would make an ideal family home or an investment as rental demand would be strong. Both Carmarthen and Llanelli are approx 20 minutes drive away.

LOCATION & DIRECTIONS

What 3 Words: fame. shortens. herds. Conveniently set at OS Grid Ref SN 410 068 this property is set on a comparatively small estate on the edge of the Gwendraeth Fach village of Kidwelly and approx 20 minutes drive from both the county town of Carmarthen and Llanelli. The Pembrey Country Park is just 5.5 miles (12 minutes) away to the south. Kidwelly is a good sized village with a number of small shops and supermarkets, a modern Primary School, train station etc. From Carmarthen, take the A484 south as if heading towards Pembrey. On getting to Kidwelly, continue straight on at the first roundabout and after approx half a mile on the by-pass, take the first right into Priory Street. Proceed past Ysgol Y Castell Primary School and turn right into Ger Y Castell. As the road turns to the right, the property will be seen on the corner, identified by an Evans Bros "For Sale" board.

CONSTRUCTION

We understand the property is built of cavity construction with elevations rendered and painted, mainly under a pitched tiled roof to provide the following accommodation. FRONT ENTRANCE HALLWAY with a laminate floor, staircase to first floor, under-stars cupboard

LIVING ROOM

13'1" x 9'11" min (4.00 x 3.04 min)



With an open fireplace in a wooden surround and laminate floor.

KITCHEN

10'2" x 9'6" (3.1 x 2.9)



Upgraded in the last 2 years and having a tiled floor and good range of both base and eye level uniys inc a Parkinson Cowan oven and grill, single drainer acrylic sink, 4 ring gas hob, extractor fan, formica worktops, plumbing for a dishwasher and space for an upright American style fridge / freezer.

DINING ROOM

13'9" x 10'4" (4.2 x 3.15)



Laminate floor and picture window.

HOBBY ROOM

11'1" x 7'10" (3.4 x 2.39)



Rear door to the garden.

UTILITY ROOM

5'8" x 5'2" (1.74 x 1.6)

Single drainer sink and plumbing for an automatic washing machine and tumble dryer.

DOWNSTAIRS WC

5'8" x 2'7" (1.74 x 0.79)

WC and pedestal sink.

FIRST FLOOR

LANDING with a loft access.

FRONT DOUBLE BEDROOM 1

11'10" x 11'2" (3.63 x 3.41)



Picture window looking out onto the castle and smooth rendered ceiling.

REAR DOUBLE BEDROOM 2

11'2" x 10'7" (3.41 x 3.25)



With 2 double hanging wardrobes.

FRONT BEDROOM 3

9'0" x 8'7" (2.75 x 2.63)



Built in hanging wardrobe and picture window.

BATHROOM

8'0" x 5'6" (2.45 x 1.7)



Fully tiled and fitted with a modern white bathroom suite comprising a panelled bath with shower attachment, pedestal washbasin and a Triton corner shower cubicle.

SEPARATE WC
8'0" x 2'7" (2.45 x 0.8)

EXTERNALLY



To the front there is a small gravelled area, while to the rear there is a lawn on 2 levels. To the side, there is a concreted patio with views over the castle, a covered storage area, good quality garden shed and space for off road parking if needed.

SERVICES

Mains electricity, water, drainage and gas. Full mains gas central heating. Full double glazing.

BOUNDARY PLAN



PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

COUNCIL TAX

We understand the property is in Council Tax band B and that the Council Tax payable for the 2022 / 2023 financial year is £1,384 which equates to approximately £115.33 per month before discounts.



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| 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 | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |



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