



Crwbin, Kidwelly SA17 5DD

- Semi Detached Property
 - Four Bedrooms
- Off Road Parking To Side
 - Garden Area To Rear
- Please note that the first floor is currently inaccessible due to unsafe stairs, and therefore cannot be viewed.
- Requiring Full Renovation
 - Two Reception Rooms
 - Detached Garage Area
 - Outbuildings EPC: tbc
- VIEWING BY APPOINTMENT ONLY

Asking Price £130,000 Freehold

Local
 Authority Carmarthenshire
 Council Tax Band D



Cymru Estates Sales Office
 23a Llandeilo Road, Cross Hands,
 Llanelli, Dyfed, SA14 6NA

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	