



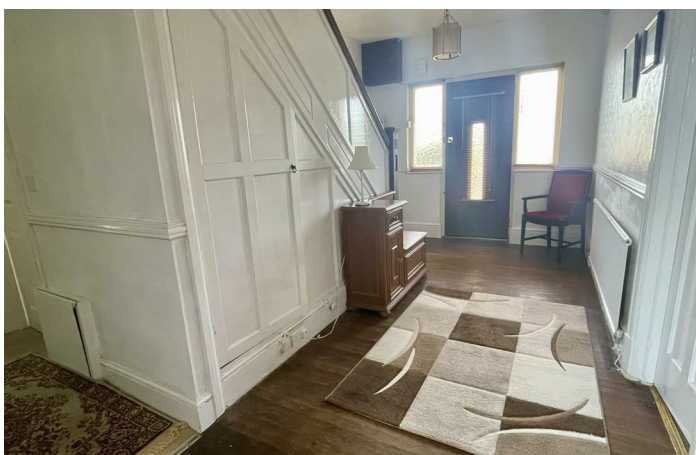
## **Station Road** , Kidwelly SA17 4UR

- Detached Property
- Two Bathrooms
- Deceptively Spacious Throughout
- Off Road Parking With Rear Garden
- Walking Distance To Train Station
- Four Bedrooms
- Four Reception Rooms
- EPC: F
- New Gas Boiler Fitted October 2024
- CHAIN FREE

**Asking Price £274,950 Freehold**







## Location

## Description

Welcome to this spacious detached property located on Station Road in the charming town of Kidwelly. This property boasts four bedrooms, perfect for a growing family or those in need of extra space. With four reception rooms, there is ample room for entertaining guests or simply relaxing with your loved ones. The two bathrooms in this house provide convenience and comfort for all residents, ensuring there's no need to queue for the shower in the morning rush. Parking is always a breeze with space for two vehicles, making trips to the shops or family outings stress-free. Situated in a prime location, this property offers the perfect blend of tranquillity and accessibility. Whether you fancy a leisurely stroll in the countryside or a quick drive to nearby amenities, this house caters to all your needs. The village of Kidwelly with its castle is a picturesque location, close to Coastal Paths, shops and mainline rail station with links to Swansea and Cardiff. Situated between the Main towns of Carmarthen and Llanelli both offering good shopping facilities with National Retailers. Other places of interest include Pembrey Country Park with its sandy beach. Ffoslas Horse racing centre is approx 3 miles. Ferryside and Burry Port with yacht club and harbour are also 4 miles approx. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this delightful property on Station Road. NEW GAS BOILER FITTED OCTOBER 2024. CHAINFREE. EPC: F

## Hallway

15'11" x 8'11" approx

Access via door to hallway, understairs storage, wood flooring, window facing front, radiator.

## Reception One

13'6" x 11'11" approx

Bay window facing front, feature fire surround with electric fire.



### Reception Two

14'1" x 12'1" approx

Feature fire surround with fire, radiator, opening leading to reception three

### Reception Three

9'4" x 8'10" approx

uPVC double glazed patio door leading to rear garden, window facing side, radiator.

### Reception Four

9'5" x 7'6" approx

Window facing rear, radiator, tiled flooring, door leads to porch area.

### Rear Porch

Door leads to rear garden, window facing facing side of property.

### Kitchen

8'11 x 8'2" approx

Fitted with a base unit with sink and drainer, tiled flooring, window facing rear.

### Shower Room (ground Floor)

8'1" x 7'7" approx

Fitted with a three piece suite comprising of Vanity hand wash unit, W.C. And double shower unit, radiator, obscure window facing rear of property.

### Reception 5 or Bedroom 4

15'4" x 8'9" approx

Window facing front of property, radiator.

### Landing

Obscure window facing side of property, loft access.

### Bedroom One

14'1" x 13'11" into bay approx

Bay window facing front of property, radiator.

### Bedroom Two

14'1" x 12'1" approx

### Bedroom Three

8'11" x 7'5" approx

Window facing front of property, radiator.

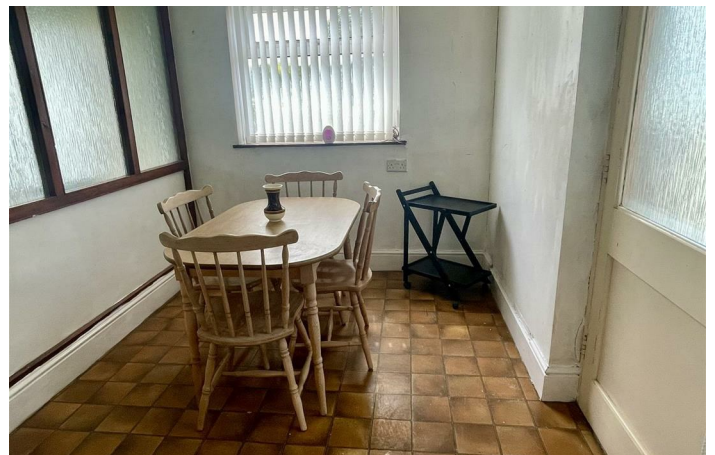
### Bathroom

8'1" x 5'9" approx

Fitted with a two piece suite comprising of Vanity hand wash basin, bath with telephone tap, airing cupboard, window facing rear of property, radiator.

### W.C. Room

Fitted with a low level W.C. Window facing side of property.



### External

Off Road Parking To Front of Property, front garden laid to lawn with side path.

Rear of property lawned area with patio, side access into garden area.

### Disclaimer

#### GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

#### IMPORTANT INFORMATION

These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have

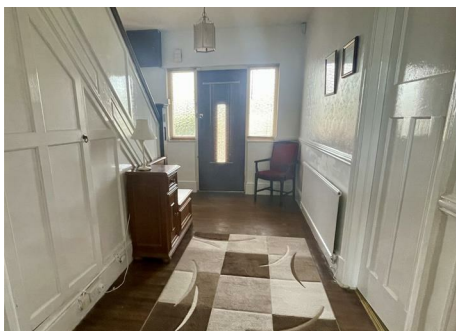
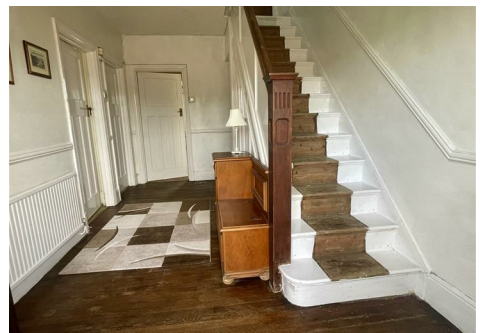
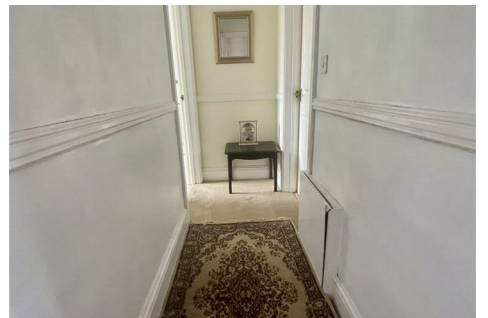
a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

#### DRAFT

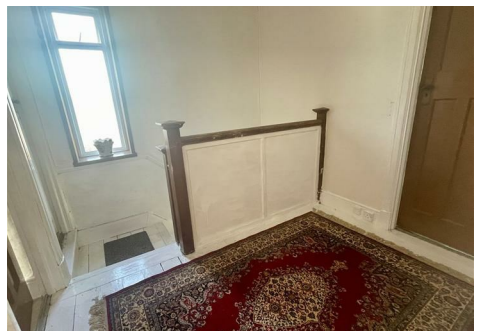
These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.





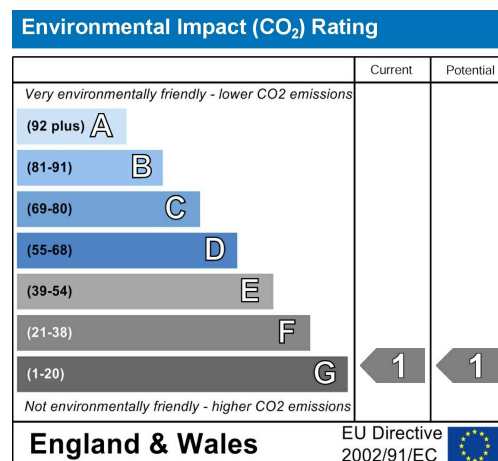
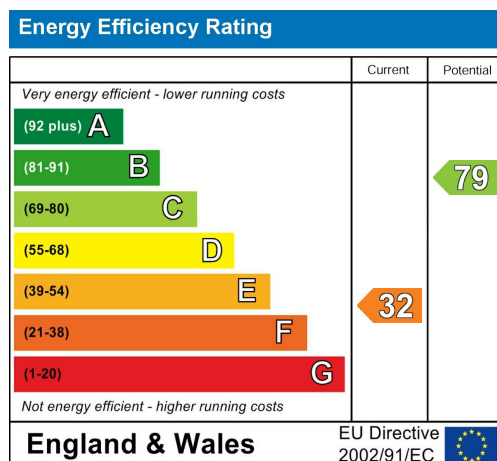








Local Authority Carmarthenshire  
Council Tax Band D  
EPC Rating F



#### Cymru Estates Sales Office

23a Llandeilo Road, Cross Hands,  
Llanelli, Dyfed, SA14 6NA

#### Contact

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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.