



Morfa Maen , Kidwelly SA17 4UF

- Detached Bungalow
- Detached Garage With Off Road Parking
- Main Gas Central Heating
- Village Location With All Local Amenities
- Family Bathroom & A Further W.C. Room
- Four Double Bedrooms
- Enclosed Low Maintenance Rear Garden
- Private Cul De Sac
- Totally Refurbished
- EPC:B. Freehold

Asking Price £349,995 Freehold





Location

Description

Located in the charming village of Morfa Maen, Kidwelly, this beautifully renovated Detached bungalow offers a perfect blend of comfort and convenience. With four spacious double bedrooms, this property is ideal for families or those seeking extra space for guests or hobbies. The home has been thoughtfully updated throughout, ensuring a low-maintenance lifestyle that allows you to enjoy your surroundings without the burden of extensive upkeep. The village location provides easy access to all local amenities, making daily life both convenient and enjoyable.

Situated approximately 10 miles from the bustling town of Carmarthen, you can relish the tranquillity of village life while still being within reach of a wider range of shops, restaurants, and services. Additionally, the property features a detached garage complete with a workshop area, perfect for DIY enthusiasts or those in need of extra storage. Off-road parking is also available, providing ease and security for your vehicles. This detached bungalow is a rare find, combining modern living with the charm of village life, making it an excellent choice for anyone looking to settle in this picturesque part of Wales. EPC:B

Hallway

Two storage cupboards, one housing wall mounted gas boiler, door to rear porch and access to rear garden.

Porch

Access via uPVC double glazed door.

Kitchen

12'10" x 9'0" approx

Fitted with a range of base and wall units with work surface over, electric cooker, four ring induction hob with extractor hood over, stainless steel sink, plumbing for dishwasher, two uPVC double glazed windows facing side and rear.

Living Room

16'0" x 13'10" approx

uPVC double glazed window to front, electric fireplace, radiator.

Family Bathroom

10'2" x 6'3" approx

Fitted with a four piece suite comprises of roll top bath, low level W.C., vanity sink unit and large shower. uPVC double glazed window facing rear, heated towel rail and radiator.

Utility Area

6'2" x 3'1" approx

Plumbing for washing machine and space for tumble dryer.

Cloakroom

7'0" x 3'6" approx

Fitted with a two piece suite comprises of vanity sink unit and low level W.C., and extractor fan.

Bedroom One

15'7" x 11'8" approx

uPVC double glazed window to side, radiator.

Bedroom Two

13'10" x 9'3" approx

uPVC double glazed window facing side, radiator.

Bedroom Three

13'8" x 9'4" approx

uPVC double glazed window facing side, radiator.

Bedroom Four

13'6" x 11'0" approx

uPVC double glazed window facing front, radiator.

Detached Garage With Off Road Parking

Detached garage with workshop area of block construction with an electric roller door to the front and a covered storage area to the side. Power and lighting.

External

To the front and side laid to lawn area, with a block paved drive giving hard-standing area that leads to detached garage.

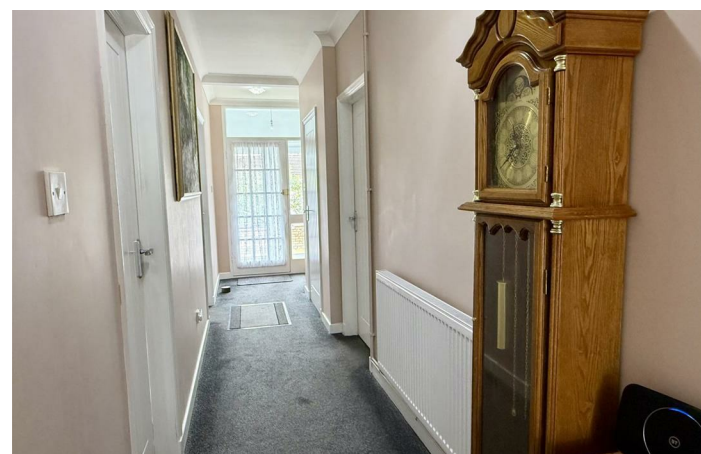
To the rear you will find an enclosed paved courtyard with gravelled area, lawned area and fishpond, outdoor electric socket, outdoor tap.

Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, gas, water and

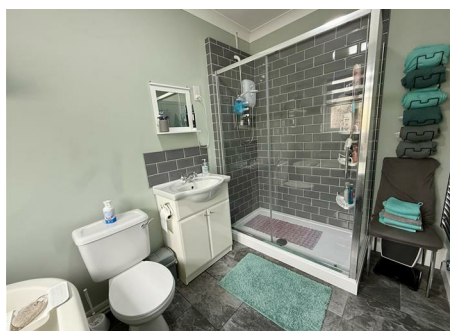
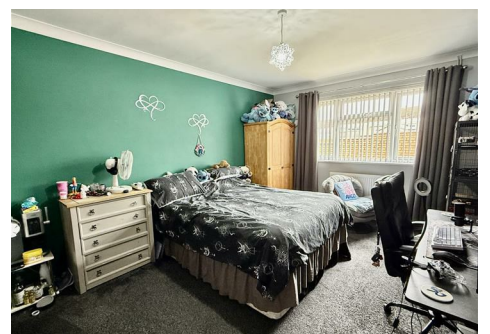


sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

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.





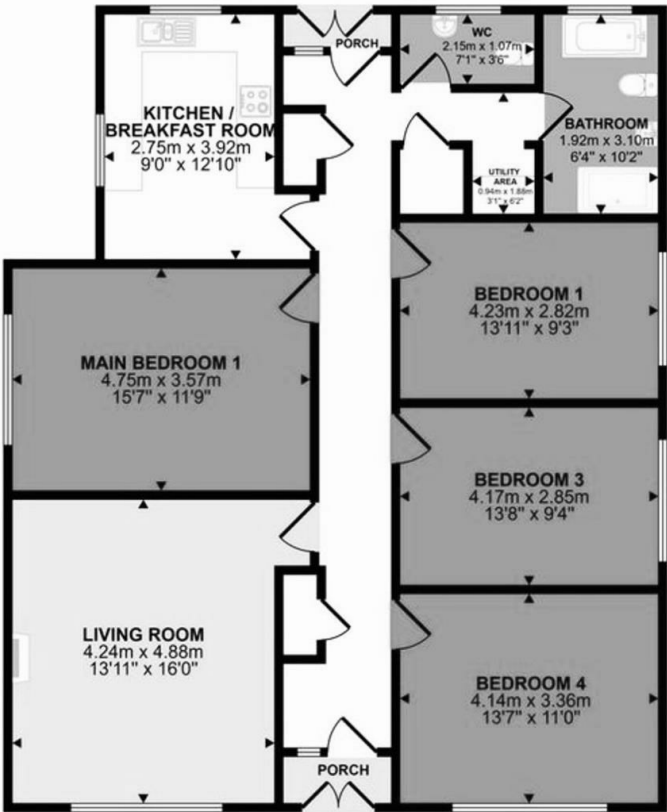




Local Authority Carmarthenshire
Council Tax Band E
EPC Rating B

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		
	81	83
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



Cymru Estates Sales Office

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

Contact

01269 846746
crosshands@cymruestates.com
www.cymruestates.com

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.