



Dan Y Cwarre

Carway, Kidwelly SA17 4JA

- Semi Detached Three Bedroom Property
- Off Road Parking To Side Of Property
 - EPC:B
 - Beautifully Presented
- Only Approx 15 Minutes Drive From Pembrey Coastal Park
- Family Bathroom & En-suite
- Rear Patio & Decked Area
 - Freehold Property
- Popular Village Location Close To Ffoslas Racecourse
 - Viewing Recommend

Asking Price £169,950 Freehold





Location

Description

For Sale a Semi Detached property is located on a modern residential estate of different style properties, being easily accessible to all amenities. The house offers well presented accommodation throughout with gas central heating and double glazed windows. The accommodation provides entrance hallway with ground floor WC leading to good sized living room, modern contemporary fitted kitchen/diner leading out to rear garden. First floor provides 3 bedroom one with en suite facility and family bathroom. Outside there is allocated car parking for 2 cars. The property is nicely presented with a low maintenance rear garden to relax and enjoy including patio area and lawn garden.

This property is within easy access to both Carmarthen and Llanelli Towns which offer a good range of amenities and facilities, and the M4/A48 link. The village of Carway offers junior school and convenience store, with the town of Kidwelly some 15 minutes away from this property which boasts many amenities and tourist attractions, such as, Primary School, convenience store, hairdressers, public houses, Norman Castle, railway station etc. The beautiful Pembrey country park with it's sandy beach is within approx 15 minutes drive away, and the popular horse racing grounds at Ffos Las is within easy walking distance. EPC:B

Hallway

Approach via composite door, wood effect vinyl flooring, radiator.

W.C. Cloakroom

5'6" x 2'11" approx
uPVC double glazed window facing front of property, wood effect vinyl flooring, fitted with a two piece suite comprising of low level w.c. Pedestal handwash basin, radiator.

Reception Room

14'4" x 12'1" approx
uPVC double glazed window facing front of property, radiator, under stairs cupboard.

Kitchen Dining Room

15'2" x 8'10" approx

Fitted with a range of matching base and wall units with worksurface over, tile effect vinyl flooring, radiator, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, integrated single oven with gashob, extractor fan, Logic comi boiler, uPVC double glazed window facing rear of property, uPVC double glazed french doors lead to rear of property.

Landing

Loft Access, storage cupboard.

Bedroom One

12'1" x 9'5" approx

uPVC double glazed window facing front of property, radiator, door to en-suite.

En-suite

6'3" x 5'3" approx

Fitted with a three piece suite comprising of low level wc, pedestal handwash basin, freestanding shower unit, radiator, extractor fan, uPVC double glazed window facing front of property.

Bedroom Two

9'2" x 7'7" approx

uPVC double glazed window facing rear of property, radiator.

Bedroom Three

7'7" x 5'10" approx

uPVC double glazed window facing rear of property, radiator.

Family Bathroom

6'1" x 5'11" approx

Fitted with a three piece suite comprising of low level wc, pedestal hand wash basin, panelled bath, uPVC double glazed window facing side of property, radiator, extractor fan.

Externally

To Front of property a path leads to front door with ornamental chipping area.

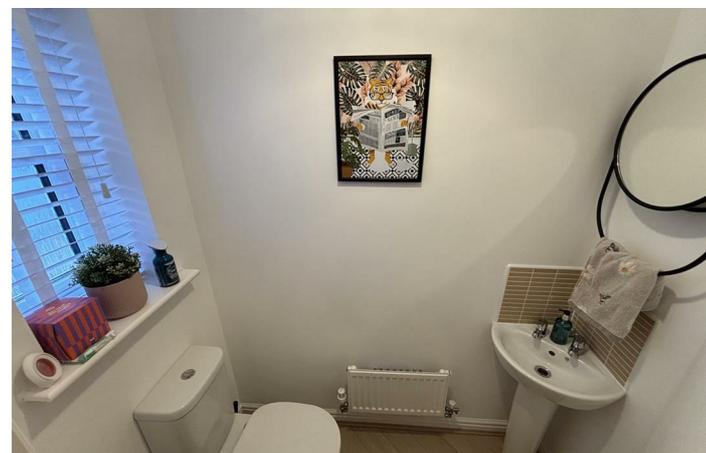
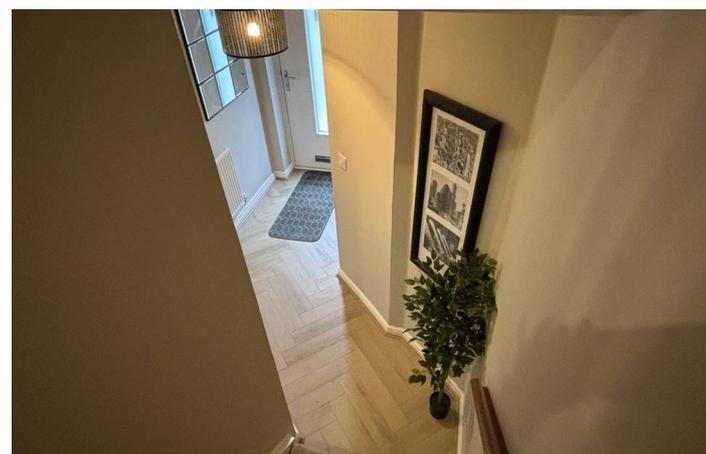
To Side of property you will find a hardstanding area giving off road parking. Timber gate.

To Rear of property is an enclosed tiered garden with patio and ornamental chippings. Shed

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.





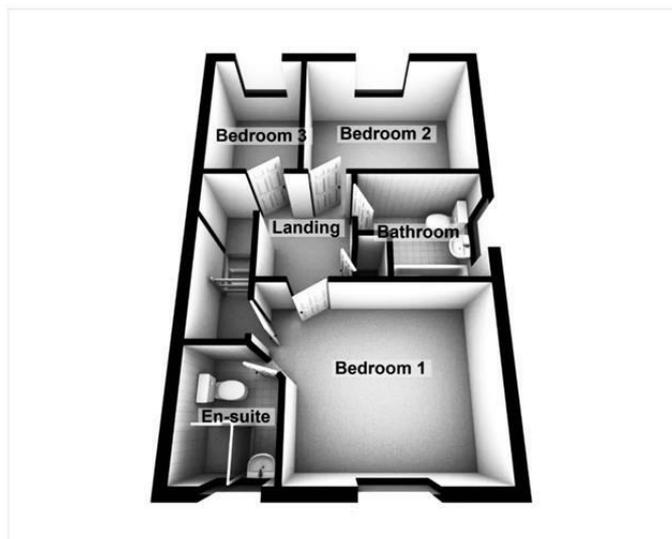
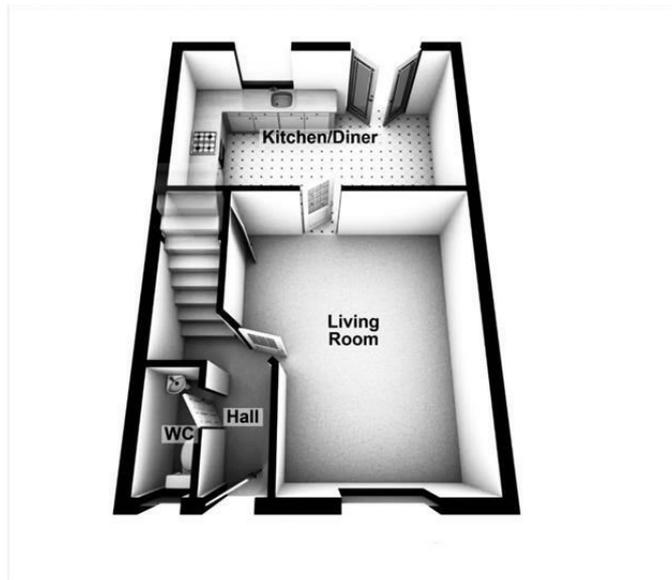




Local Authority Carmarthenshire
 Council Tax Band C
 EPC Rating B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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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.