

# EVANS BROS.

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18A KING STREET, CARMARTHEN, CARMS, SA31 1BH

Tel: (01267) 236611 & 237721 E-mail: [carmarthen@evansbros.co.uk](mailto:carmarthen@evansbros.co.uk)



**45 Morfa Maen, Kidwelly, Nr Carmarthen, Carmarthenshire, SA17 4UF**

**Reduced To £370,000**

A spacious (approx 1,280 sq ft) DETACHED double fronted conveniently set FREEHOLD modern 3 / 4 BED RECENTLY REFURBISHED BUNGALOW, with double glazing, mains gas centra heating and comprising a LIVING ROOM, NEW KITCHEN / BREAKFAST ROOM, DINING ROOM, 4 BEDROOMS & A FAMILY BATHROOM.

Externally, the bungalow is complemented by good sized ENCLOSED child and dog friendly, easily kept grounds, a SINGLE GARAGE and additional off-road parking – all within easy walking distance of Kidwelly town centre, 4.5 miles of Pembrey Country Park, 10 miles of Carmarthen or approx 8.5 miles of Llanelli. Empty property – no onward chain.



## LOCATION & DIRECTIONS

What3Words Location [///handy.electric.twitching](https://www.what3words.com/?q=handy.electric.twitching) Conveniently set on a popular private estate on the outskirts of the small town of Kidwelly, well served with local amenities including Primary School, Supermarket, local shops and main line rail station, lying about 10 miles to the south of Carmarthen Town Centre and about 7 miles from Llanelli. Just a short walk from a bus stop on the Carmarthen to Swansea service. Only about 3 miles from access to Pembrey Country Park and Cefn Sidan Beach. The county town of Carmarthe offers a fantastic range of amenities inc a mainline train station, multi screen cinema, leisure centre, a number of large supermarkets, regional hospital etc. From Carmarthen, take the A484 south as if heading towards Pembrey. At the 2nd roundabout, turn right as if heading back into the village. Continue for approx half a mile and just after the entrance to Parc Pendre (on the right) turn left into Morfa Maen and No 45 will be seen on the left, identified by an Evans Bros "For Sale" board.

## CONSTRUCTION

We understand the bungalow is built of cavity walls, with elevations rendered and pebble dashed under a pitched slated roof, to provide the following spacious accommodation. FRONT STORM PORCH, with double doors to the front and a glazed door to the HALLWAY, having loft access and storage / airing cupboards to the sides.

## SEPARATE WC

7'0" x 3'6" (2.15 x 1.07)



With a feature ceramic tiled floor, pedestal washbasin, low level WC and extractor fan.

## LIVING ROOM

16'0" x 13'10" (4.88 x 4.24)



With a large picture window to the front, decorative fireplace, good sized dining area and smooth rendered ceiling.

## KITCHEN / BREAKFAST ROOM

12'10" x 9'0" (3.92 x 2.75)



Newly refurbished with a ceramic tiled floor and fitted with a quality range of kitchen units inc a top quality electric cooker, a 4 ring induction hob, stainless steel twin bowl sink, marble effect worktops, plumbing for a dishwasher, beautifully tiled walls, matching eye level units, an extractor fan, ample power points and dual aspect windows.



## UTILITY AREA

6'2" x 3'1" approx (1.88 x 0.94 approx)



Having plumbing for an automatic washing machine and a tumble dryer. Ceramic tiled floor.

## MAIN BEDROOM 1

15'7" x 11'8" (4.75 x 3.57)



Large picture window to the side, coving and a smooth rendered ceiling.

## DOUBLE BEDROOM 2

13'10" x 9'3" (4.23 x 2.82)



Coving and a smooth rendered ceiling.

## DOUBLE BEDROOM 3

13'8" x 9'4" (4.17 x 2.85)



## DOUBLE BEDROOM 4

13'6" x 11'0" (4.14 x 3.36)



With a large picture window to the front.



## FAMILY BATHROOM

10'2" x 6'3" (3.10 x 1.92)



Recently totally refurbished with a ceramic tiled floor, to include a roll-top bath, low level WC, panelled sink and a large shower. Beautifully tiled walls and a wall-mounted heated towel rail.

## EXTERNALLY



To the front and side, there is a well tended "wrap around" waalled lawn, with a block paved drive / hard-standing leading to the SINGLE GARAGE / WORKSHOP of block construction with an electric roller door to the front and a covered storage area to the side. To the rear, there is an enclosed paved courtyard (ideal for small children and pets) and a slightly raised gravelled area with a fishpond etc.

## SERVICES

Mains electricity, water, drainage and gas. Full mains gas central heating. We understand the boiler was only installed in 2024. Full double glazing. Solar panels which are informed are owned outright.

## COUNCIL TAX

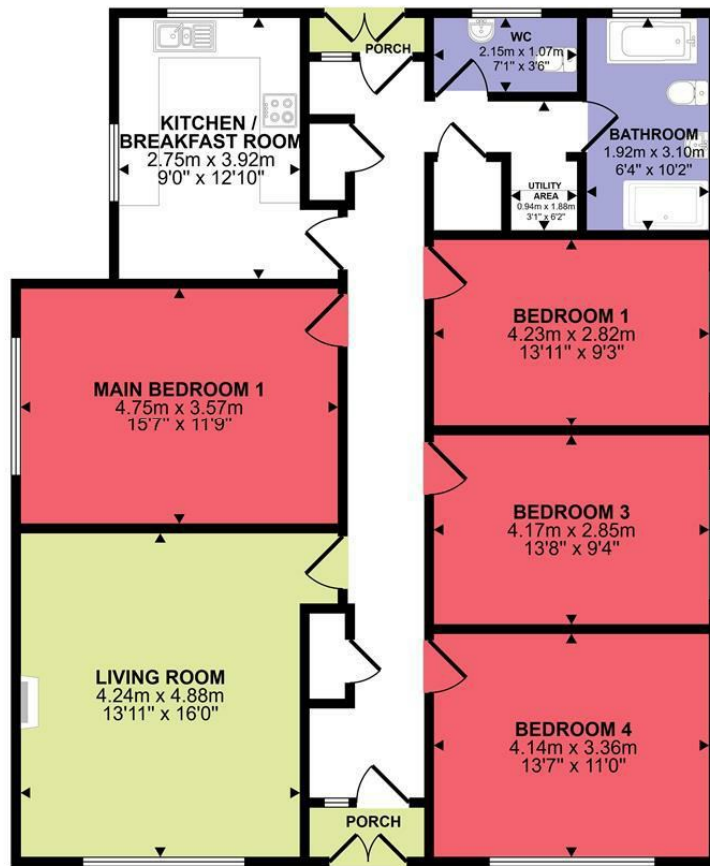
We understand the property is in Council Tax band E and that the Council Tax payable for the 2024 / 2025 financial year is £2,503 which equates to approximately £208.58 per month before discounts.

## BOUNDARY PLAN



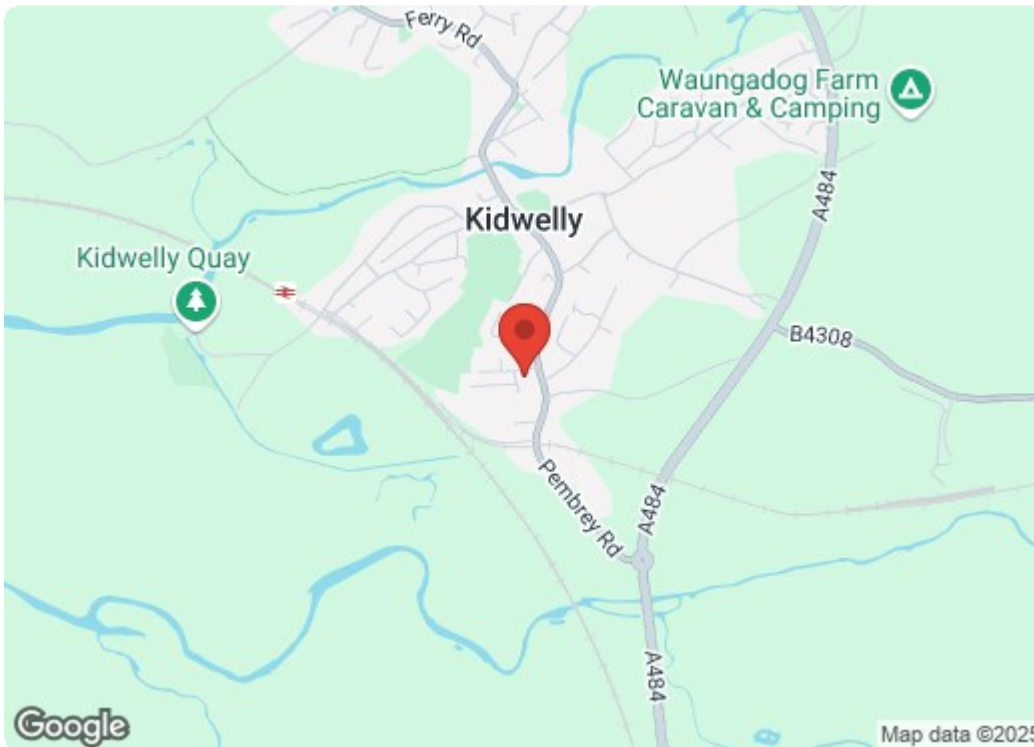
PLEASE NOTE THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.



Approx Gross Internal Area  
125 sq m / 1347 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	47	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



39 HIGH STREET, **LAMPETER**,  
CEREDIGION, SA48 7BB  
Tel: (01570) 422395



MART OFFICE, **LLANYBYDDER**,  
CARMARTHENSHIRE, SA40 9UE  
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,  
CEREDIGION, SA46 0AS  
Tel: (01545) 570462