



GENERAL INFORMATION
VIEWING: STRICTLY BY APPOINTMENT ONLY via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band B
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/REM/01/24/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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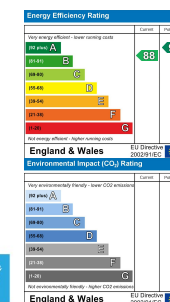


54 Priory Street, Kidwelly, SA17 4TY

- TERRACED HOUSE
- VILLAGE LOCATION
- IDEAL FIRST TIME BUYER OPPORTUNITY
- GOOD TRANSPORT LINKS
- HEATING - GAS
- THREE BEDROOMS
- REAR ENCLOSED GARDEN
- CLOSE TO AMENITIES
- NO CHAIN
- EPC RATING - B

£150,000

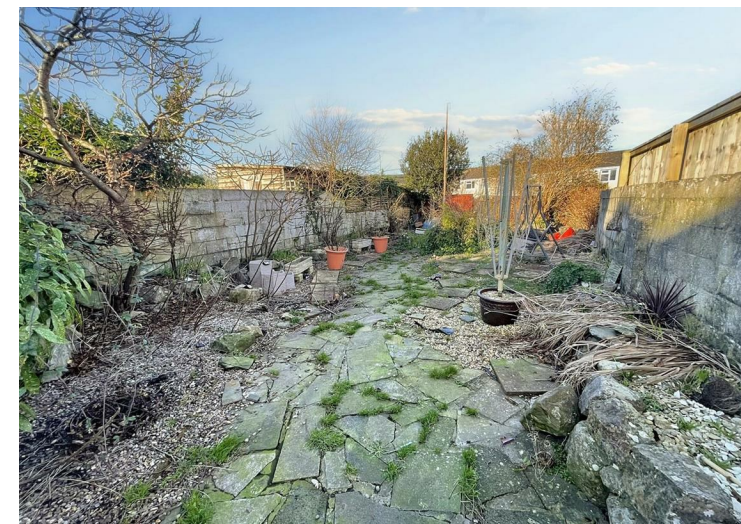
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The Agent that goes the Extra Mile





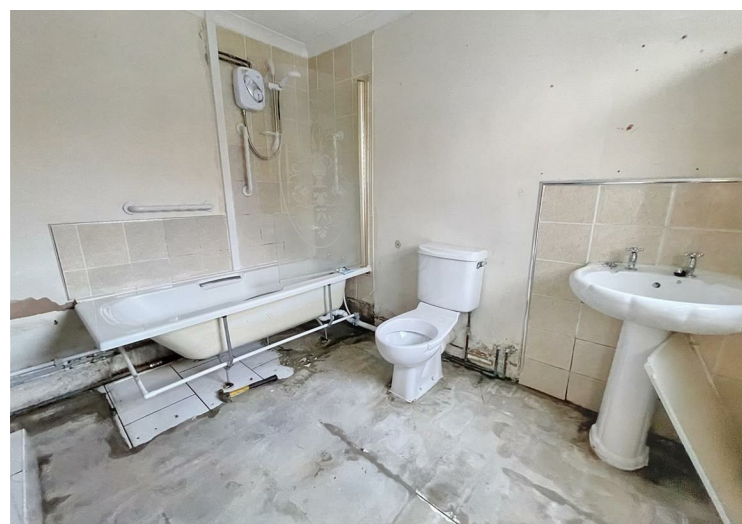
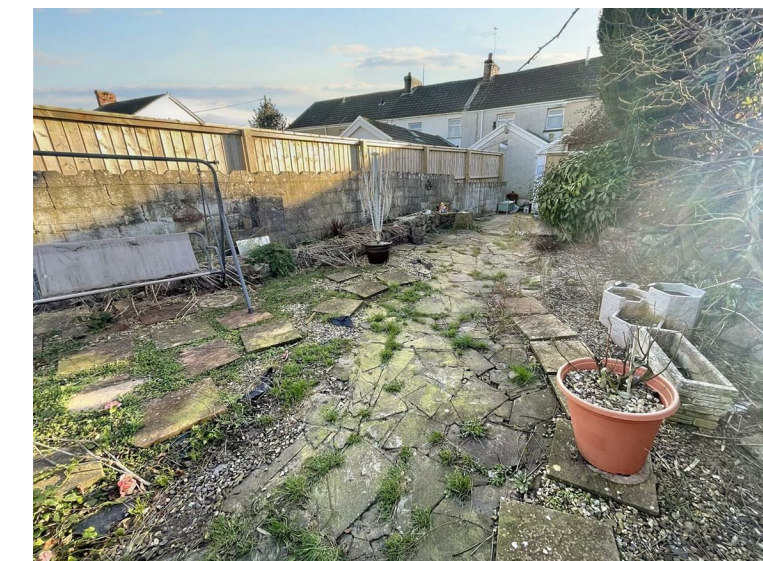
A fantastic opportunity to purchase this three-bedroom terraced property in the sought-after location of Kidwelly, close to amenities with good transport links.

The house would appeal to so many whether you are looking for an investment, taking the first steps on the housing ladder or looking for a property to grow your family this house has it all. Viewing is highly recommended to fully appreciate all this property has to offer.

The property briefly comprises; an entrance hall, living room, conservatory, kitchen and bathroom. Upstairs the property offers three bedrooms, two of which are doubles.

Externally the property benefits from rear garden of lawned area and patio area, which would be a perfect place for alfresco dining. There is a gate at the bottom of the garden which gives you the option to make off-road parking. The garden really does offer the new owners a wonderful opportunity to create their own perfect spot to relax.

The ancient township of Kidwelly made famous by its famous Norman castle is conveniently situated midway between Carmarthen and Llanelli. Kidwelly offers a wide range of amenities including schools, shops, etc. There is also a railway station making Cardiff, Swansea, and other destinations easily accessible. Local leisure facilities include golf courses at Glyn Abbey and Ashburnham, the nearby Pembrey country park, and horse racing at Ffos Las.



DIRECTIONS

From our office on Dark Gate in Carmarthen. Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn left onto Morfa Ln/B4312. At the roundabout, take the 2nd exit onto A4242. At the roundabout, take the 1st exit onto A40. At Pensarn Roundabout, take the 3rd exit onto A484. At the roundabout, take the 3rd exit and stay on A484. At the roundabout, take the 2nd exit and stay on A484. At the roundabout, take the 1st exit and stay on A484. Turn right onto Priory St. The property will be on your right. What3Words Reference; [///sums.important.reinforce](https://www.what3words.com/sums.important.reinforce)

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.