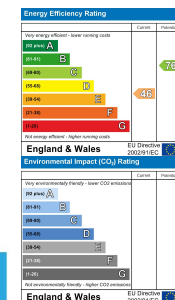


Ysgubor Fawr Llandyfaelog, Kidwelly, SA17 5PR

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- APPROX SEVEN MILES FROM CARMARTHEN
- HEATING - OIL
- FIVE BEDROOMS
- VILLAGE LOCATION
- REAR GARDEN
- NO CHAIN
- EPC RATING - E

£325,000

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



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 F
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.
IRK/REM/05/24 OK REM

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.

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The Agent that goes the Extra Mile





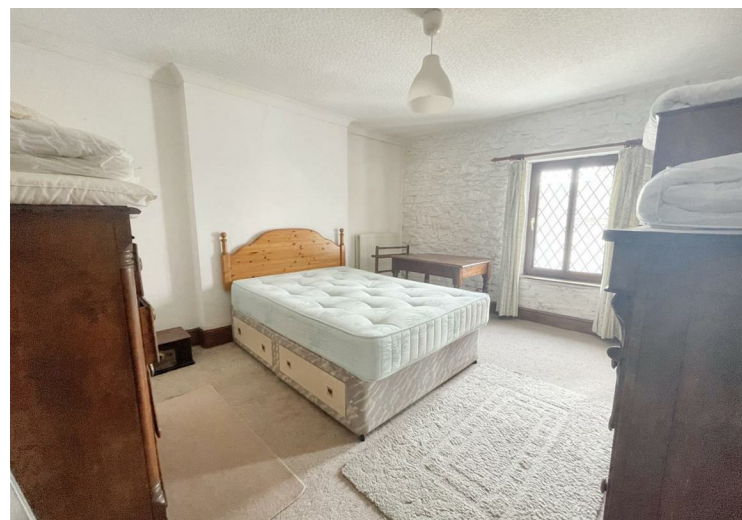
Welcome to this detached five bedroom property located in the peaceful village of Llandyfaelog, Kidwelly. Although in need of modernising, this property presents a fantastic opportunity to create your dream home with your personal touch. Imagine the possibilities of transforming this house into a stylish and comfortable living space that suits your taste and lifestyle.

The property briefly comprises; entrance hall, kitchen / diner with utility room, two reception rooms to the front, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, including one on the ground floor this property offers both convenience and flexibility. The property benefits from two bathrooms and separate WC.

Externally the property benefits from off road parking to the side and rear. The garden is laid to lawn allowing you to sit back and relax whilst the children and dog play. The rear garden provides a lovely outdoor space where you can unwind and enjoy the fresh air.

Nestled in the tranquil village of Llandyfaelog, you can enjoy the peace and quiet of rural living while still being within approximately seven miles of Carmarthen. Whether you're looking for a peaceful retreat or a place to raise a family, this property offers the best of both worlds.

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, Continue onto Lamas 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, Turn left signposted for Llandyfaelog, Continue on this road and the property will be on your left. What3Words Reference; ///noting.sketching.written

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