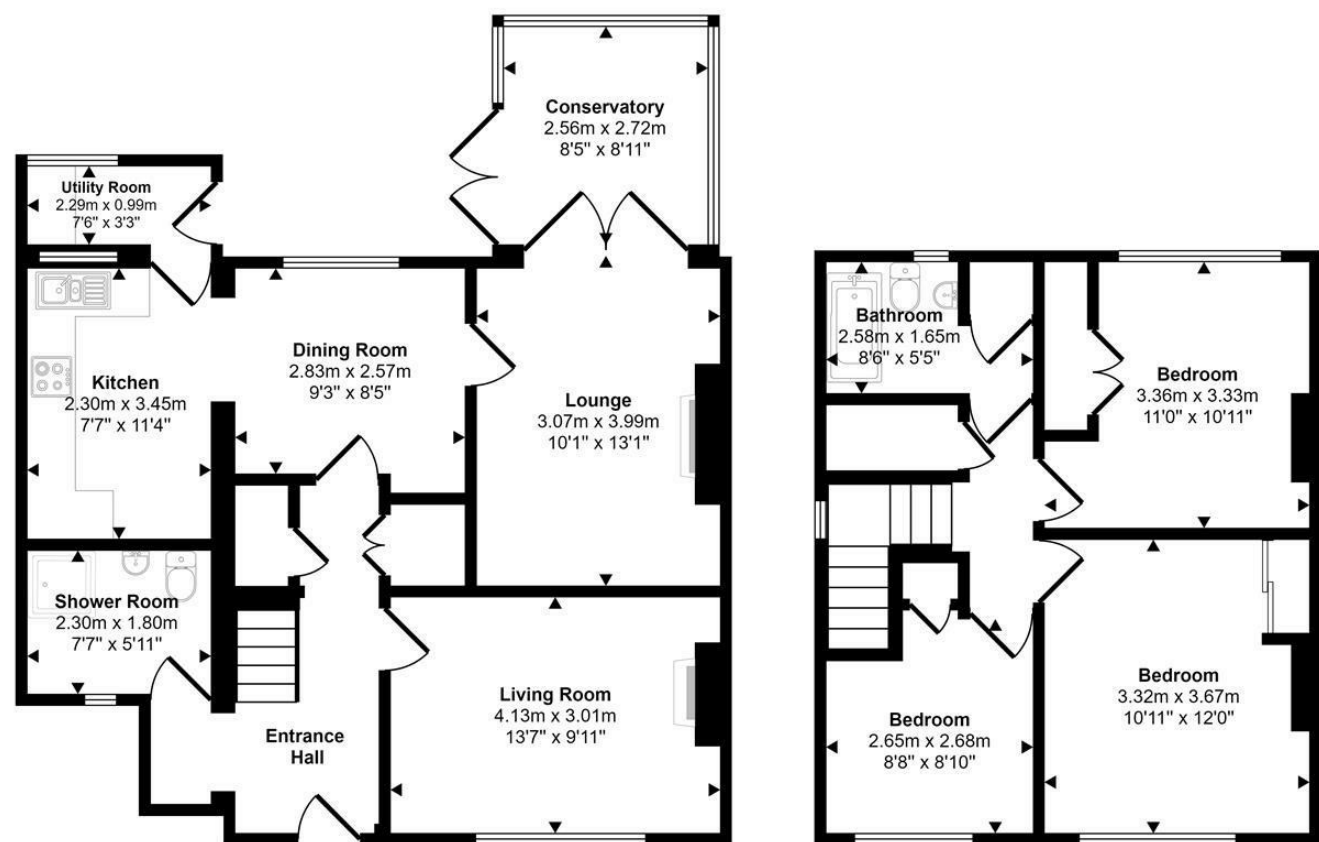


Approx Gross Internal Area  
113 sq m / 1215 sq ft



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.

**GENERAL INFORMATION**  
VIEWING: 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/CFP/08/24 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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

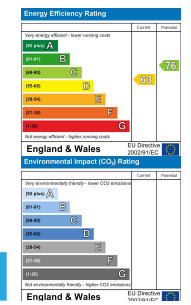


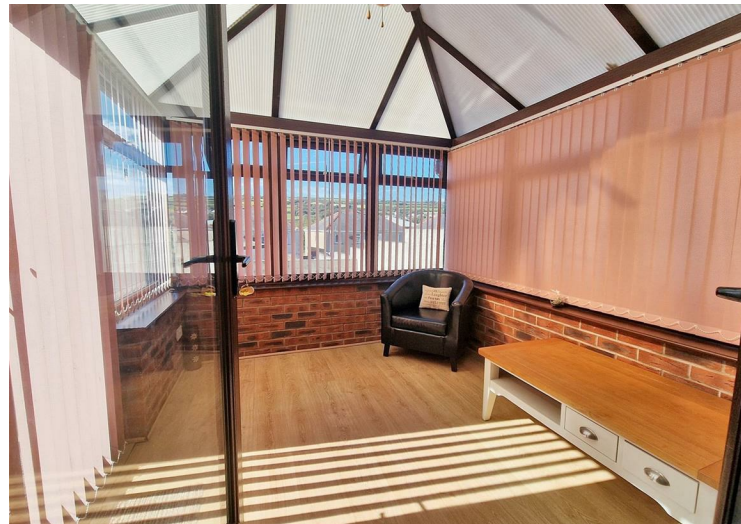
**79 Station Road, Kidwelly, Carmarthenshire, SA17 4UT**

- SEMI-DETACHED HOUSE
- FOUR RECEPTION ROOMS
- FRONT AND REAR GARDEN
- NO CHAIN
- HEATING - GAS
- THREE BEDROOMS
- SHOWER ROOM AND BATHROOM
- CLOSE TO KIDWELLY TOWN
- OFF ROAD PARKING TO REAR
- EPC - D

**£150,000**

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





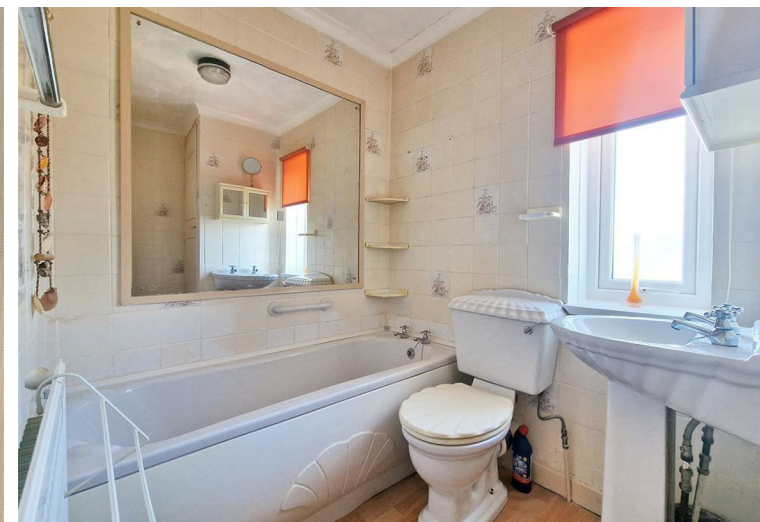
A fantastic opportunity to purchase this three-bedroom, semi-detached house, in the popular town of Kidwelly. Located close to local amenities, including a primary school and shops, everything you need is just a stone's throw away. Plus, with good transport links nearby, commuting to work or exploring the surrounding areas and beaches, is easy and convenient.

Ideal for first-time buyers or those looking to take the next step up the housing ladder, this home offers ample space for a growing family or for those looking for space to entertain. With off-road parking available to the rear and on-street parking, you'll never have to worry about finding a spot for your car.

The property briefly comprises; an entrance hallway, a downstairs shower room, living room, lounge, conservatory, dining room, kitchen and utility room. Moving upstairs you will find three bedrooms and an upstairs bathroom.

Step outside to discover a lovely, low-maintenance garden, complete with a decked area and a patio perfect for alfresco dining or simply sitting back to relax with your morning coffee. The off-road parking to the rear, adds convenience to your daily routine, making coming home a breeze.

Don't miss out on the opportunity to make this delightful property your new home. Book a viewing today and start envisioning the life you could create in this wonderful home.



### DIRECTIONS

From our Carmarthen office: \*Follow Lammas St to Morfa Ln/B4312 (0.3 mi) \*Follow A484 to Carmarthen Rd in Kidwelly (8.9 mi) \*Continue on Carmarthen Rd to New St (0.8 mi) \*Take Bridge St to Station Rd (0.3 mi) Turn right onto Station Rd and the property will be found on the right hand side

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.