

Approx Gross Internal Area
154 sq m / 1663 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 E

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/09/24 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.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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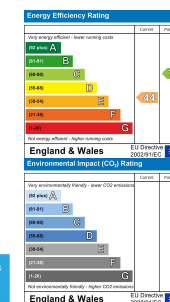


1 Castle Road, Kidwelly, SA17 5BQ

- DETACHED HOUSE
- THREE RECEPTION ROOMS
- CASTLE VIEWS
- GOOD TRANSPORT LINKS
- HEATING - GAS
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- BEAUTIFUL GARDENS
- CLOSE TO AMENITIES
- EPC - E

£395,000

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

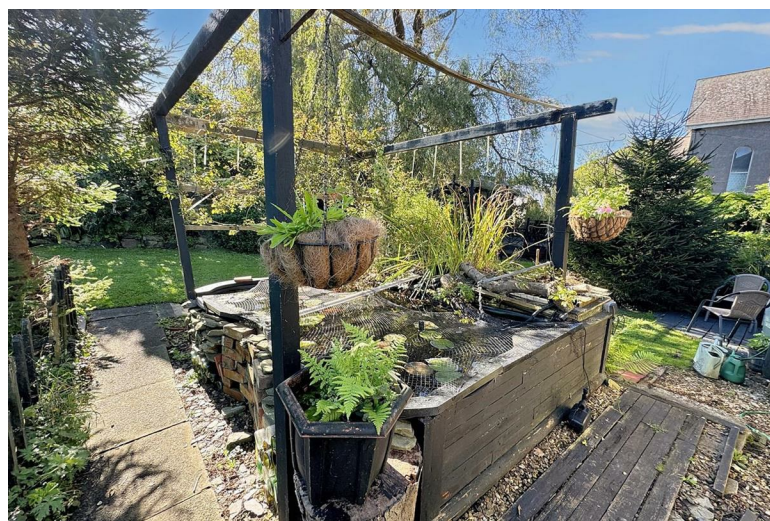


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The Agent that goes the Extra Mile





A fantastic opportunity to purchase a wonderful detached house, nestled in the picturesque town of Kidwelly. Blending modern comfort with timeless elegance, the property boasts an ideal location and an array of desirable features. South-west facing, the house enjoys sunlight in the garden throughout the day and has beautiful views over the castle.

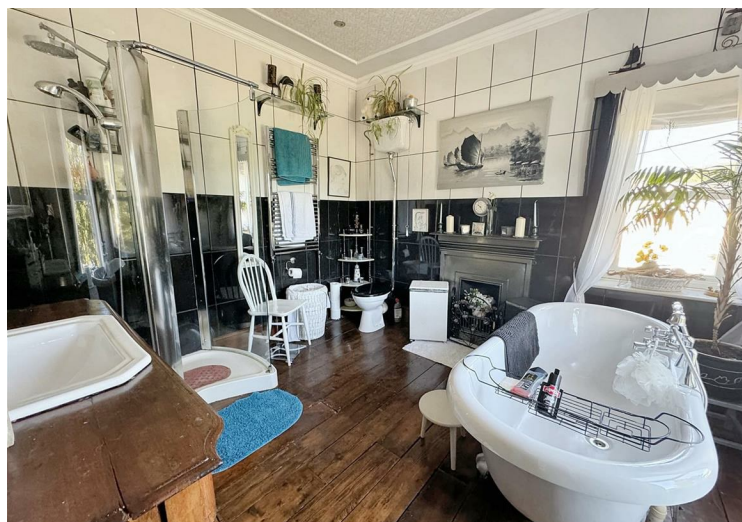
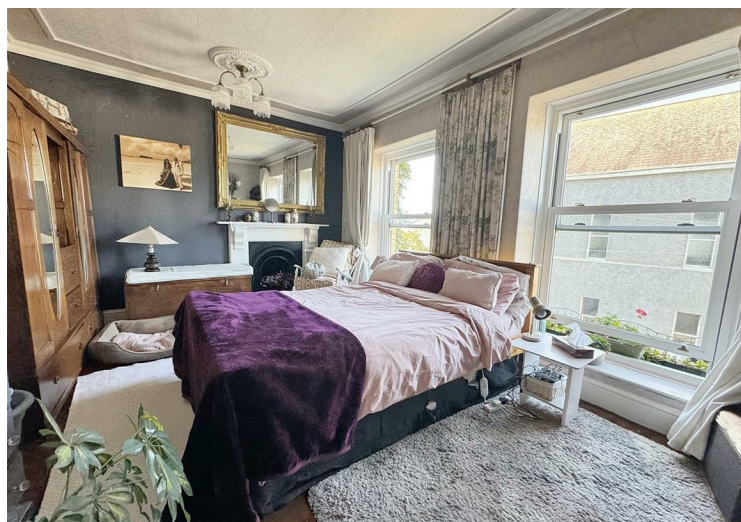
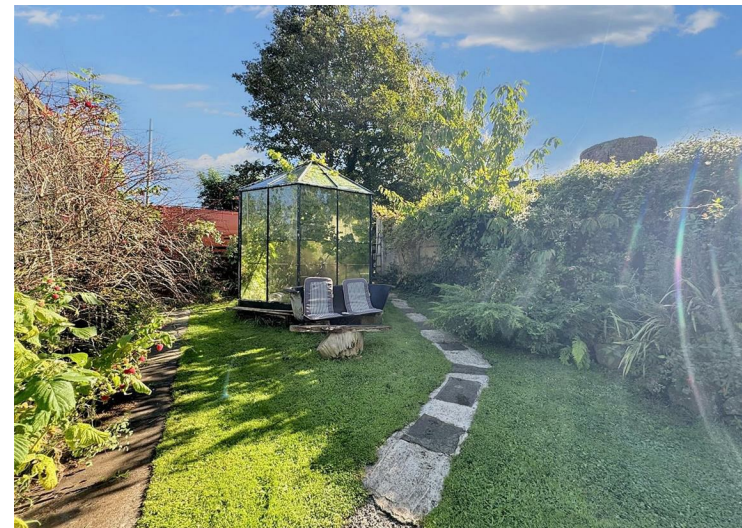
Kidwelly, famous for its Norman Castle which is located next to the property, was recently named one of the best places to live in Wales. The town offers a wide range of everyday amenities, and easy transport links and is close to beaches, Pembrey Country Park and Ffos Las racecourse.

The house offers an appealing combination of traditional charm and contemporary living, with accommodation arranged over two floors. The ground floor features a welcoming hallway that leads to three reception rooms. These include a sitting room, a living room, and a library or dining room with built-in shelving and storage. The kitchen/dining room is fitted with units and offers direct access to the garden.

Upstairs, the property boasts three double bedrooms. The bathroom is equipped with a roll-top bath, a washbasin with storage, a traditional high-level WC, and a glazed shower enclosure. An attic runs the length of the house, accessible via a pull-down ladder.

The gardens surrounding the house include a deck, two patio areas, a pond, a greenhouse, a polytunnel, two sheds, and two log pods. There is off-road parking for multiple vehicles. The raised garden at the front is intersected by steps leading to the front door.

This property offers a unique opportunity to experience tranquil countryside living, paired with modern conveniences, all within a short distance of Kidwelly's rich history and vibrant community.



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 2nd exit and stay on A484, At the roundabout, take the 2nd exit onto Carmarthen Rd, Continue onto Water St, Turn left onto Castle Rd, The property will be on the left. What3Words Reference; ///appeal.translated.aliens

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