

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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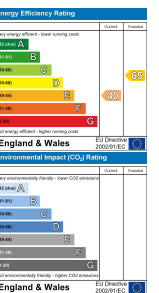


### 82 Ferry Road, Kidwelly, SA17 5EQ

- DETACHED SPLIT LEVEL BUNGALOW
- FIVE DOUBLE BEDROOMS
- INCREDIBLE ESTUARY VIEWS
- DETACHED GARAGE
- HEATING - OIL
- SELF CONTAINED ANNEXE
- FIVE RECEPTION ROOMS
- 1.24 ACRE PLOT (APPROX)
- BEAUTIFULLY PRESENTED
- EPC - E

£650,000

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**The Agent that goes the Extra Mile**



**We Say...**

This magnificent detached residence is situated in a prime location on the fringe of the popular town of Kidwelly, boasting breathtaking views over the Gwendraith Estuary, extending out to the open sea and the Gower Peninsula. Recently refurbished, this property is designed to offer versatile family living with additional ancillary accommodation. The home is filled with charming features, making it an inviting space.

Upon entering, you are welcomed into an entrance porch, followed by a reception hall. From here, a spacious inner hall with access to extensive cupboards and a boarded attic sets the tone for the property's practical yet elegant design. The fitted kitchen is a highlight, complete with an Aga range, alongside a modern utility room. The dining room and open-plan study lead seamlessly to the lounge, which features an open fireplace and French doors that open onto a balcony, providing uninterrupted views of the surrounding landscape. The master bedroom, with an en suite shower room, is located on the first floor alongside three additional bedrooms, each offering fitted units and lovely views. A luxury family bathroom and separate cloakroom complete this level.

The property also benefits from an annexe, perfect for guests or multi-generational living. Briefly comprises; a reception hall, fitted kitchen, laundry room, and a lounge with French doors opening to the front grounds. There is also a study or office area, a well-appointed bedroom with patio access, and a shower room.

Externally, the property is accessed via a gated entrance drive, which leads to a parking area surrounded by beautifully landscaped grounds. These include sandstone paved patios and a detached garage/workshop. The grounds feature a variety of specimen trees, shrubs, and lawn areas, perfect for allowing the children space to play, to plant out a beautiful garden, grow your own vegetables or simply sit back and relax from the balcony and enjoy the incredible views.



## 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 2nd exit onto Carmarthen Rd, Continue onto Water St, Turn right onto Ferry Rd, Stay on Ferry Rd, Turn left, The property will be on your left. What3Words Reference; ///search.stutter.scorpions

## GENERAL INFORMATION

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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 G

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWVProps

<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

## LOCATION AERIAL VIEW

