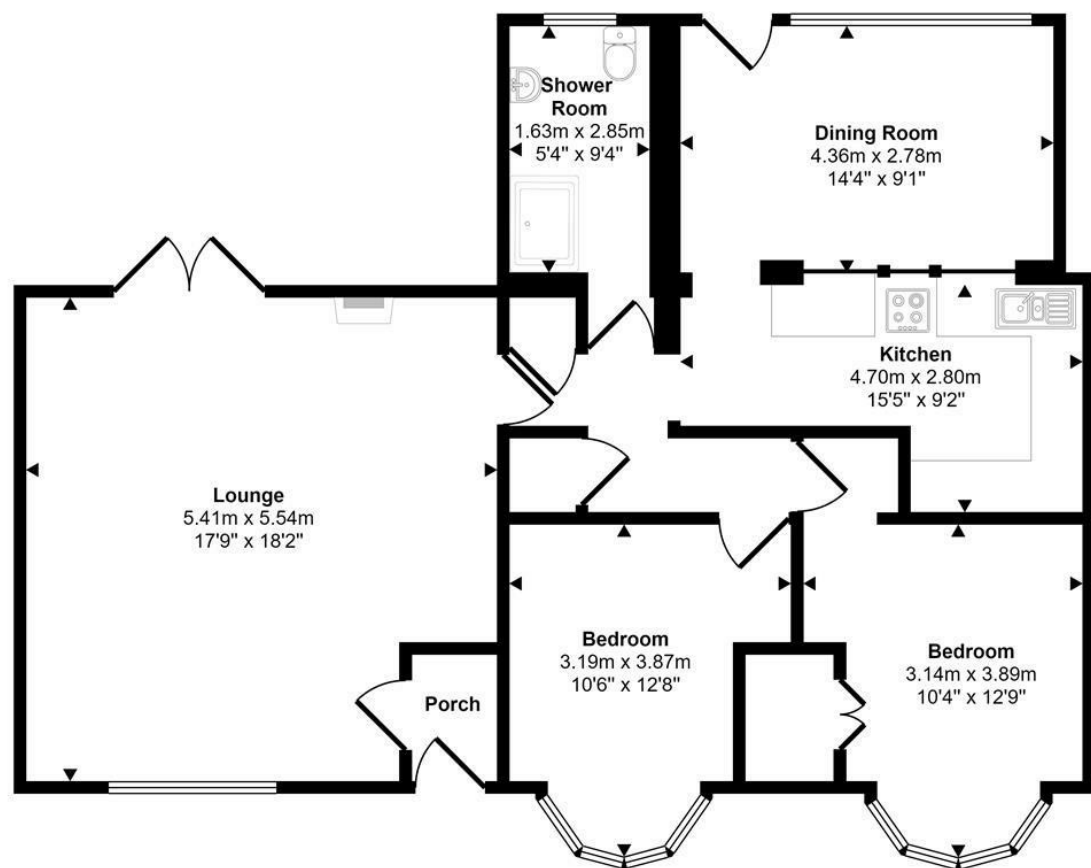


Approx Gross Internal Area  
91 sq m / 979 sq ft



Floorplan

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/09/24 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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

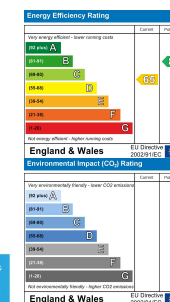


## 6 Monksford Street, Kidwelly, SA17 4TW

- DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- REAR GARDEN
- CLOSE TO AMENITIES
- HEATING - GAS
- TWO BEDROOMS
- OFF ROAD PARKING
- GOOD TRANSPORT LINKS
- WALKING DISTANCE TO KIDWELLY CASTLE
- EPC RATING - D

Offers In The Region Of £230,000

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*The Agent that goes the Extra Mile*







If you are looking to downsize but not compromise on living space, or have space to entertain and host the family Christmas then this property is for you. This beautifully maintained 1930s double bay-fronted detached bungalow offers a unique blend of traditional charm and modern convenience.

The living areas are particularly impressive, featuring a lounge measuring 18'2" x 17'9", ideal for relaxation and entertaining, with double doors leading out onto a decked terrace overlooking the garden. There is also a kitchen/dining room which overlooks the rear garden and creates a wonderful space for everyday family life and alfresco dining.

Full planning permission (ref. S/05913) is in place, for an extension comprising; a garage, lounge and upstairs bedroom, but only the lounge has been created and therefore applicants should they so wish can further enlarge the accommodation or by sub-dividing the lounge could create additional living accommodation or bedroom.

Externally, the bungalow boasts a lovely private garden that is south-facing and beautifully landscaped. This outdoor space features a paved sun terrace and raised stone herbaceous borders, creating a serene environment for outdoor living. The property also includes private parking with ample space for a caravan or motorhome, making it perfect for those who enjoy traveling or outdoor adventures.

Conveniently situated, the bungalow is within walking distance of the historic town center of Kidwelly, which is known for its charming 12th-century Norman castle and offers a range of amenities, with the nearby Co-op is just a stroll away. The property enjoys easy access to the A484, linking you to the nearby towns of Carmarthen and Llanelli, as well as local attractions such as Ffos Las Racecourse and Pembrey Country Park.

Overall, this well-presented bungalow is a fantastic opportunity for anyone seeking a modern home with character, ample living space, and in a desirable location.



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 Monksford St/B4308, Turn left, The property will be on the right. What3Words Reference; ///graph.thrones.playing  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area