

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

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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/02/24 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.

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

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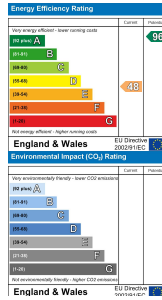


## Lavender Cottage Four Roads, Kidwelly, Carmarthenshire, SA17 4SF

- DETACHED HOUSE
- THREE RECEPTION ROOMS
- FRONT AND REAR GARDEN
- NO CHAIN
- HEATING - OIL
- THREE BEDROOMS
- OFF ROAD PARKING
- 15 MINUTES FROM CARMARTHEN
- 8 MILE DRIVE TO PEMBREY COUNTRY PARK
- EPC RATING - E

**£324,995**

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**The Agent that goes the Extra Mile**





An incredible opportunity to purchase this beautiful three bedroom, detached property in the hamlet of Four Roads.

This well-presented house benefits from driveway parking, front and rear gardens and flexible accommodation options. Whether you are looking for your new family home, multi-generational living or for a home where you can also earn an income (subject to relevant permissions) this property has it all.

The house briefly comprises; two reception rooms with log burners perfect for relaxing in the evenings after a day spent in the garden, kitchen / diner with French doors leading out to the rear garden, downstairs bathroom and further reception room. This space is currently utilized as a studio and has its own rear access. Upstairs the property comprises three bedrooms and shower room.

Externally the property has off road parking and graveled area to the front. To the rear of the property, there is a patio area which can be enjoyed for alfresco dining in the summer and entertaining friends and family. There is also a greenhouse located in the patio area as well as the cottage having its own natural spring well. There are steps leading up to the lawn areas, with wildlife pond, mature shrubs and trees with further seating area, perfect for sitting back to enjoy the views with your morning coffee.

Four Roads is a small hamlet passing the village of Mynyddgarreg which is situated just outside the ancient township of Kidwelly. 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 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. Turn left onto B4309. Turn right for Four Roads. Continue for approximately 1.3 miles. Turn right. The property will be on your right. What3Words Reference; ///flock.storm.snuck

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