



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.  
 IRK/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

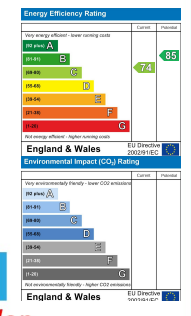


### 32 Ger Y Gwendraeth, Kidwelly, SA17 4TU

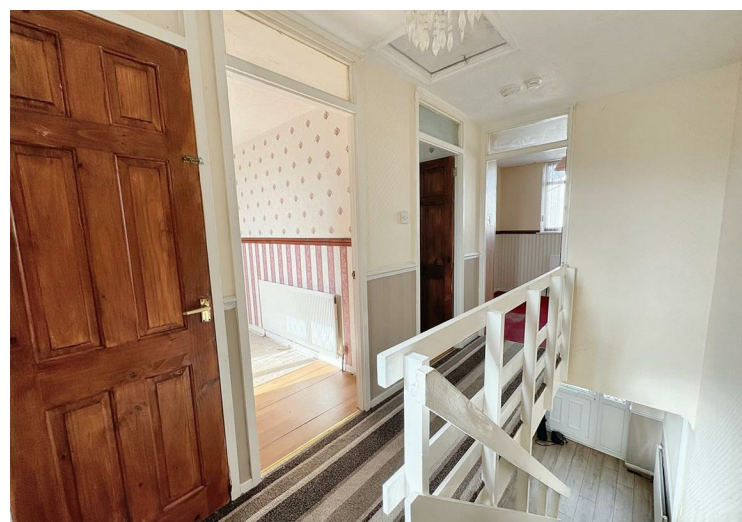
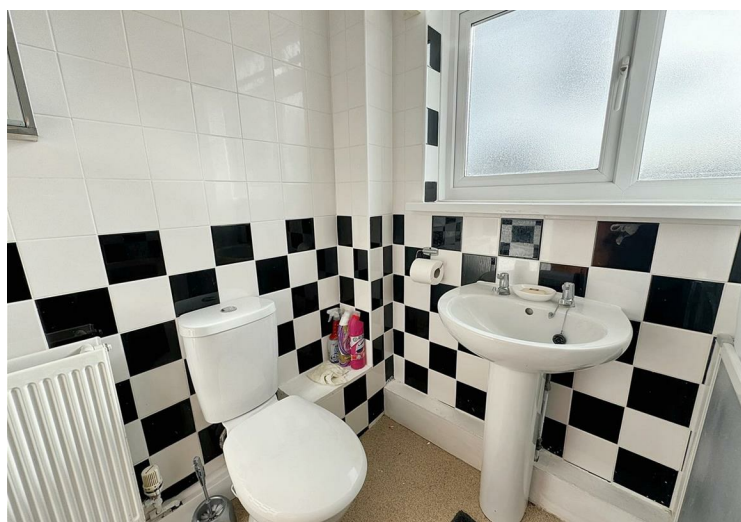
- FOR SALE BY MODERN METHOD OF AUCTION
- TWO RECEPTION ROOMS
- STEEL FRAME CONSTRUCTION
- INVESTMENT OPPORTUNITY
- HEATING - GAS
- THREE BEDROOM TERRACED HOUSE
- FRONT AND REAR GARDEN
- CLOSE TO AMENITIES
- NO CHAIN
- EPC RATING - C

By Auction £90,000

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







A fantastic opportunity to purchase this three-bedroom, terraced 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.

The property briefly comprises; an entrance hallway, living room, kitchen, dining room, and downstairs WC. Moving upstairs you will find three bedrooms, two of which are doubles and an upstairs bathroom.

To the rear, the property offers a lawned area with a pathway down the middle leading to a gate for access to the road. The garden really does offer the new owners a wonderful opportunity to create their own perfect spot to relax.

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.

## AUCTIONEER COMMENTS



## 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 1st exit and stay on A484, Turn right onto Priory St, Turn right onto Ger Y Gwendraeth, Turn right to stay on Ger Y Gwendraeth, The property will be on the left. What3Words Reference; [///asterisk.stumble.princes](https://www.what3words.com/asterisk.stumble.princes)

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