

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.

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.  
COUNCIL TAX: Band E Carmarthenshire

ref: CFP/ARW 27/06 OK

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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

12 Victoria Place, SA61 2LP  
EMAIL: [auction@westwalesproperties.co.uk](mailto:auction@westwalesproperties.co.uk)

TELEPHONE: 0345 094 3004

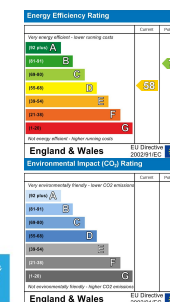


### Llwyngwyn Four Roads, Kidwelly, Carmarthenshire, SA17 4SF

- DETACHED HOUSE
- Paddock APPROX 1.3 ACRES
- GARDEN
- TWO SHOWER ROOMS
- 15 MINUTES TO CARMARTHEN
- THREE DOUBLE BEDROOMS
- PLANNING FOR THREE PROPERTIES
- OFF ROAD PARKING
- LPG HEATING
- EPC RATING: D

Guide Price £350,000

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**The Agent that goes the Extra Mile**







An incredible opportunity to purchase a three-bedroom detached house with a rear garden and paddock, and planning permission for three extra properties. Perfect for a family or an investment opportunity.

The property comprises; living room, reception room and kitchen with space for a breakfast table which leads to a downstairs shower room and separate toilet. Upstairs includes three double bedrooms and a bathroom.

Externally the property benefits from off-road parking to the side of the property, where you can access the rear garden. A small lane to the left of the property grants you access to the rear of the property where you will find the garage and garden that leads onto the paddock, and leads to further garden space where the planning permission has been granted for two properties.

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 in Dark Gate 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 to Four Roads, Turn Right at the cross roads in Four Roads, Destination on Right. WHAT 3 WORDS :  
///incurring.firepower.digesting

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