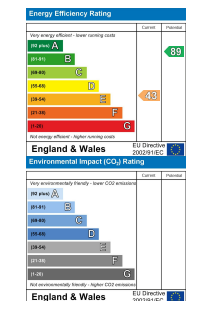


44 Alstred Street, Kidwelly, Carmarthenshire, SA17 4TN

- Traditional, Mid-terraced Property
- Two Reception Rooms
- Rear Garden with a Separate Second Garden
- Prime Historic Town Location
- EPC RATING TBC. COUNCIL TAX BAND B
- Three Bedrooms
- Upstairs Wet-room
- Requires Updating Throughout
- Ideal FTB Property



£150,000

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



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains water, electric, gas and sewerage. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'B'

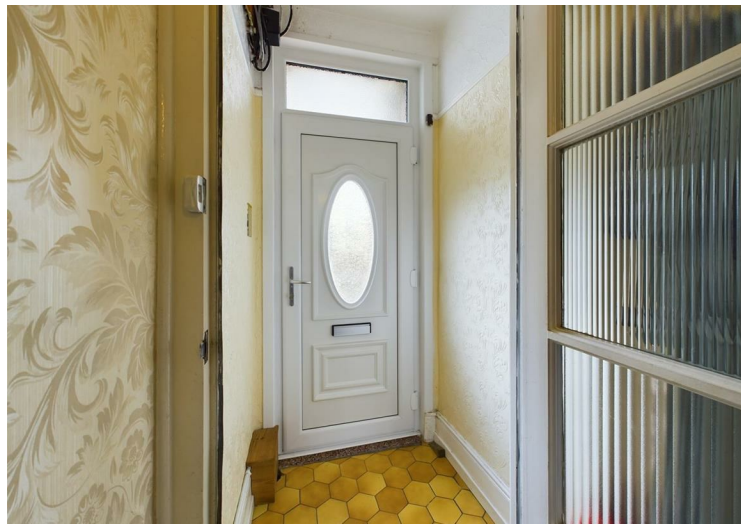
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

Take on JHL/SC/0924/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



Chain free and ready to view, we welcome you all to this traditional, terraced property located in Alstred Street, Kidwelly. This charming little property has been in the family for over 150 years and looking for a new owner to lovingly bring it into the 21st century. Offering two reception rooms and upstairs wet-room another bonus which not many properties can boast about is a second good-sized garden situated behind the property. This property does require updating internally as well as externally but one thing for sure is, this property would give the lucky purchaser a very happy home. EPC RATING TBC.

Accommodation comprises : Vestibule, hallway, sitting room, lounge, kitchen/diner, landing wet-room and three bedrooms. Externally, gated low-maintenance frontage. To the rear, a good-sized garden mainly laid to lawn, outhouse and two outbuildings. Gated access to the rear lane with a second enclosed good-size garden which requires attention.

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.

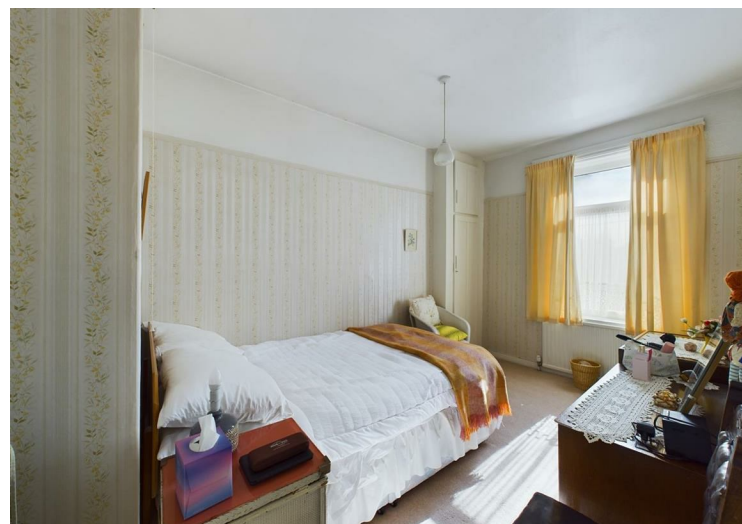


..AGENTS VIEWING NOTES

KEY INFORMATIONThe property is being marketed on behalf of a third party company so the information we have is very limited. Traditionally built. Mains gas, water, electric and sewerage connected. On-street parking. For this location according to Ofcom this is the following information: Broadband availability- up to Superfast (71 Mbps), Mobile availability- No mobile coverage with Three, limited 02, Vodaphone and EE mobile coverage. From the information currently available to the Coal Authority, a mining report is recommended for this property.

- VESTIBULE**
- HALLWAY**
- SITTING ROOM**
- LOUNGE**
- KITCHEN/DINER**
- LANDING**
- WET ROOM**

- BEDROOM 1**
- BEDROOM 2**
- BEDROOM 3**



DIRECTIONS

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout, taking the third turning off for Sandy Road and follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road passing a petrol station on your left keep on the road and follow it until you get to Pembrey. Keep travelling on that road and you will drive through the village of Pembrey going past a car garage on your left and the sign for Pembrey Country Park. At the end of the road you will approach a roundabout, take the second turning off and drive up the by-pass taking the first turning off on your left, signposted "Kidwelly". Follow the road driving past the Co-op then take the first turning on your left signposted "Alstred Street". Follow this road down and the property is on your right, number 44.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.