

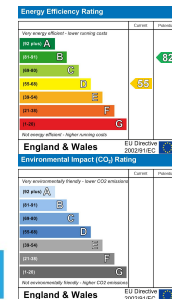


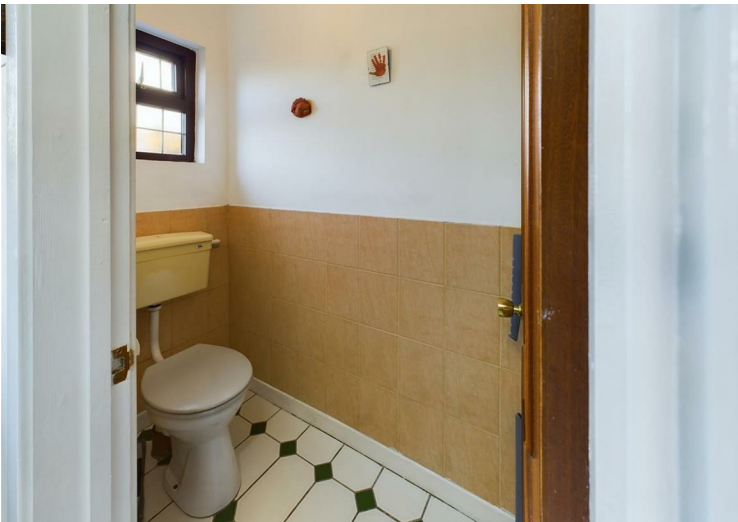
64 Morfa Maen, Kidwelly, Carmarthenshire, SA17 4UF

- Traditionally built, Detached Property with Self Contained Annex
- Annex : Downstairs Bedroom and Attic Room
- Quiet Cul-de-sac Location with Views Of the Playing Fields To The Rear
- Popular Historic Town Location
- EPC RATING FOR HOUSE & ANNEX : D. COUNCIL TAX BAND HOUSE : F/COUNCIL TAX BAND ANNEX : A
- Main House : Four Bedrooms, Lounge & Conservatory, Cloakroom, Shower Room & En-suite
- A Good Example of a Multi-generational Home
- Wrap-around Garden
- Viewing Highly Recommended

£350,000

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





CHECK OUT THE NEW VIRTUAL TOUR! Sitting pretty and proud on a plot measuring 0.23 of an acre, this property offers versatility in several ways, from a multi-generational home or just a beautiful home for your growing family! Tucked away in the right-hand corner of a quiet cul-de-sac in Morfa Maen, Kidwelly, we have for sale this detached, four-bedroom property with a self-contained annexe ready to welcome all you eager buyers. It boasts a wrap-around garden, garage, and driveway, a birds-eye view of the cricket field, and distant countryside views to the rear. Another advantage of the location is the short walking distance into the historic town of Kidwelly. EPC RATING HOUSE: D, EPC RATING ANNEX: D. COUNCIL TAX BAND HOUSE: F, COUNCIL TAX BAND ANNEX: A.

Accommodation comprises: Hallway, lounge, dining room, conservatory, kitchen, utility room, cloakroom, landing, shower room, four bedrooms- one with an ensuite shower room and another bedroom with an additional room which could be used as a dressing room/office/playroom/lounging area. Annex comprises: Hallway, shower room, bedroom, kitchen/diner, lounge and an upstairs attic room. Externally, the driveway, garage, and wrap-around gardens offer you two lawned areas, a shed, a patio, and a decked area that looks over an area of the garden with pretty shrubs and plants.

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 INFORMATION *** Traditionally built property. Self-contained annex. Council tax band for the house, F. Council tax band for the annexe, A. Mains gas, water, sewerage and electrically connected. The total size of the plot measures 0.23 of an acre (measured using Promap SC 01/25). There are easements and covenants on the original title; we do not have the original title on file but we do have an extract from the conveyancers report on the title with regards the covenants. For this location, according to Offcom, this is the following information: Broadband availability- Superfast (80 Mbps). Mobile availability- 02 has limited voice coverage but no data coverage. There is no coverage for Three, EE and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. The vendor has informed us that the property was underpinned in 1992. We have the certificate of works on file, and there has been no issue since with getting house insurance. WHAT3WORDS: ///painting.packets.windpipe

HALLWAY

LOUNGE

DINING ROOM

CONSERVATORY

KITCHEN

UTILITY

CLOAKROOM

LANDING

BATHROOM

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4 LEADING TO :

PLAYROOM/OFFICE/STUDY/DRESSING ROOM

GARAGE

ANNEX :

HALLWAY

SHOWER ROOM

BEDROOM 1/SITTING ROOM

KITCHEN/DINER

LOUNGE

ATTIC ROOM



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 traveling 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 first turning off signposted "Kidwelly". Follow the road along taking the second turning off signposted "Morfa Maen", take the first turning on the left then a right. Follow the road down and the property is situated at in the See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.