

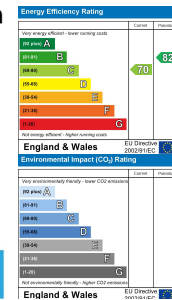


## 31 Banc Pendre, Kidwelly, Carmarthenshire, SA17 4TA

- Traditional, Self-built Detached Property
- Four Double Bedrooms
- Spacious Plot
- Rear Patio Garden
- Chain-free!
- Two Reception Rooms & Sun-room
- Downstairs Shower-room & Upstairs Bathroom
- Driveway & Spacious L-shaped Garage with Pit
- Spacious Family Home
- EPC RATING. C COUNCIL TAX BAND E

**Fixed Asking Price £325,000**

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







Sitting pretty and proud on Banc Pendre, Kidwelly we have for sale this traditional, detached family home built by the vendor and looking for another family to love again! Built in the 80's this property has a pleasing flow which offers two reception rooms and a spacious sun-room, four double bedrooms, a huge L-shaped integral garage with pitt and electric roller shutter doors and a big bonus is the downstairs shower-room and upstairs bathroom, and with just a little bit of updating in places this property is an ideal spacious family home. Call today on 01554 759655 to arrange your viewing! EPC RATING C. COUNCIL TAX BAND E.

Accommodation comprises : Porch, hallway, dining room, lounge, sitting room, sun-room, office, kitchen/diner, utility room, shower room, landing, bathroom and four double bedrooms, integral L-shaped spacious garage. Externally to the front a driveway that offers ample parking and leads to the garage and the remainder laid to decorative slate chippings and pedestrian gated access into the rear garden. To the rear, a low-maintenance garden laid with paving slabs and steps leading down to a gate with entry onto "Morfa Maen".

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

PORCH

HALLWAY

DINING ROOM

KITCHEN/DINER

UTILITY ROOM

SITTING ROOM

LOUNGE

SUN-ROOM

## OFFICE

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

SPACIOUS L-SHAPED GARAGE



## 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 first turning off on and follow the road into the town of Kidwelly.

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