

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 electric and water connected. Oil central heating. Private sewerage- small doestic treatment plant. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'F'

### **FACEBOOK & TWITTER**

Be sure to follow us on Twitter: @ WWProps

### Take on JHL/SC/0525/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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



# 01554 759655 www.westwalesproperties.co.uk











# Pererin Carway, Kidwelly, Carmarthenshire, SA17 4HE

- Traditional, Detached Property
- Two Reception Rooms
- Two En-suite Family Bathrooms, Cloakroom and **Upstairs Family Bathroom**
- Oil Central-heating & Private Sewerage Treatment Viewing A Must!
- Village Location

- Spacious Level Plot Measuring 0.26 Acre
- Five Bedrooms
- Covered Car-port & Driveway Which Offers **Additional Off-road Parking**
- EPC RATING D. COUNCIL TAX BAND F.



£500,000

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



22 Murray Street, Llanelli, Dyfed, SA15 1DZ EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655 30 Years

The Agent that goes the Extra Mile





















Sitting on a level, spacious plot which measures just over a quarter of an acre, we here at West Wales Properties are please to present the stunning "Pererin", a fantastic example of a modern "turn key" family home. This detached property is immaculately presented internally as well as externally and offers great versatility for the lucky purchasers with a pleasing flow, spacious rooms and charming village location. Viewing is highly recommended to appreciate the size location and most of all the presentation. Call us today on 01554 759655 to arrange your viewing! EPC RATING D. COUNCIL TAX BAND F.

Accommodation comprises: Entrance hall, lounge, dining room, kitchen/diner, utility room, cloakroom, gym/bedroom 5, en-suite bath and shower room, conservatory, office, gallery landing, family bathroom, storage cupboard and four double bedrooms- master having an en-suite bath & shower room. Externally the property sits on a level plot which measures 0.26 of an acre with driveway that offers ample parking for an array of vehicles, garage and covered carport, front garden with a lawn and shrub borders. To the rear a south-facing enclosed garden with patio and a good-sized lush-green level lawn, outbuilding which is an ideal home office and then a third lawn to the side.

Carway is conveniently situated approximately seven miles to Llanelli, Twelve miles to Carmarthen and eighteen miles to Swansea so is ideal for commuting. Carway has been developed in recent years much thanks to the prestigious Ffos-Las race course. There are public transport links between the major towns and for children there is a local primary school.

## ..AGENTS VIEWING NOTES

\*\*\* KEY INFORMATION \*\*\* Traditionally built. Main water and electricity connected. Oil central heating system. Private Sewerage Treatment Plant. Council tax band F. According to Ofcom, the following information is available for this location: Broadband availability- up to Superfast (31 Mbps), Mobile availability- Limited mobile phone coverage for O2, Vodafone and Three, no mobile phone coverage for EE. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. Total plot size 0.26 acre, measured using Pro-map (SC05/25)

HALLWAY LOUNGE

**DINING ROOM** 

KITCHEN/DINER

UTILITY ROOM
CLOAKROOM

BEDROOM 5/GYM

**EN-SUITE BATHROOM ROOM** 

**CONSERVATORY** 

**OFFICE** 

**LANDING** 

**FAMILY BATHROOM** 

BEDROOM 1

**EN-SUITE BATH & SHOWER ROOM** 

**BEDROOM 2** 

BEDROOM 3

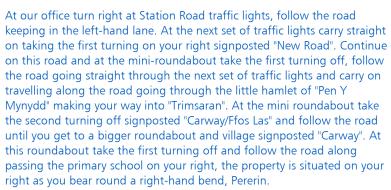
**BEDROOM 4** 

**GARAGE** 

**CARPORT** 

**HOME OFFICE** 

## DIRECTIONS



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

