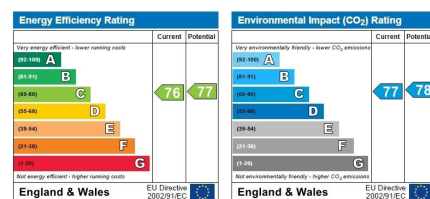




36 Heol Waunhir, Carway, Kidwelly SA17 4GH

Offers in the region of £149,995

No Onward Chain
Modern Detached Family Home
Enclosed Garden and Garage
Convenient To Coast Road
EER: C 76



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NR/WJ/74001/110620

DESCRIPTION

This modern detached house with single detached garage has no onwads chain. The property benefits from main entrance hall, cloakroom, Lounge with French doors to rear garden, a well appointed fitted kitchen /breakfast room, Master bedroom with en-suite shower room and family bathroom. Enclosed private garden to rear elevation with pedestrian gate to side of property leading to driveway and garage. Situated in a pleasant location opposite Ffos Las race track, convenient to Glyn Abbey Golf Club and with easy access to the coast road leading to the harbour town of Burry Port, Pembrey Country Park, Llanelli town centre and the market town of Carmarthen. Internal inspection highly recommended. EER: C 76

HALL

Entered via door to front, radiator.

CLOAKROOM

Fitted with wash hand basin and WC.

LOUNGE

16'1max x 12'10 (4.90m x 3.91m)

L shaped room with double glazed french doors leading into the garden, double glazed window to rear, radiator.

KITCHEN/BREAKFAST ROOM

16'3 x 10'3 (4.95m x 3.12m)

Double glazed window to front and rear, fitted with a range of wall and base units with worktop over, splashback, space and plumbing for washing machine, space for fridge/freezer, stainless steel extractor canopy, gas hob oven and grill, integrated microwave, 1½ bowl stainless steel sink unit with mixer tap and drainer, wall mounted Ideal gas fired boiler, tiled flooring, large walk-in storage cupboard, radiator.

FIRST FLOOR LANDING

Access to loft, doors to;

BEDROOM 1

13' x 9'9 (3.96m x 2.97m)
Double glazed window to rear, radiator, door to;

EN-SUITE SHOWER ROOM

Obscure double glazed window to front, fitted with shower enclosure with overhead shower unit, wash hand basin, low level WC, vinyl flooring, radiator.

BEDROOM 2

9'1 x 9'1 (2.77m x 2.77m)
Double glazed window to rear, radiator.

BEDROOM 3

8'6 x 6'10 (2.59m x 2.08m)
Double glazed window to front, radiator.

BATHROOM

Obscure double glazed window to rear, fitted with low level WC, wash hand basin, bath with mains shower over and shower screen, vinyl flooring, part tiled walls, radiator.

EXTERNALLY

Driveway leads to the **DETACHED GARAGE**

with up and over door. Pedestrian side access leads to an enclosed rear garden laid to gravel.

SERVICES

We are advised that mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

Proceed from Murray Street and continue onto the coast road and proceed through Burry Port and Pembrey. Continue passing the Kidwelly roundabout on the by-pass road and take the first right hand turning and follow the signs for Trimsaran and proceed along taking the first left hand turning heading towards Carway. At the halt sign take the next left and proceed along to the Ffos Las roundabout and take the last exit into the site and proceed along taking the second left into Heol Waunhir.