



2 Hillfield Villas, Kidwelly, SA17 4UL

£164,995

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Davies Craddock Estates are delighted to present for sale this great opportunity to purchase this property, Hillfield Villas , Kidwelly, Llanelli.

This semi detached four bedroom home is set in the heart of the historic village which dates back to Norman times and has been highlighted in the top five as one of the most desirable places to live in Wales in Garringtons "Best Places To Live" 2022 report.

The property is set conveniently within a short drive of Pembrey Country Park , the Millennium Coastal park, the harbour town of Burry Port and Llanelli to the east with the county town of Carmarthen easily accessible to the west.

The home comes with no onward chain and comprises:

#### **ENTRANCE HALL**

50'2" x 21'3" approx (15.3 x 6.5 approx)  
Via uPVC door , radiator, stairs to first floor , under stairs storage recess with doors leading to:

#### **LOUNGE**

14'9" x 12'5" approx (4.5 x 3.8 approx)  
UPVC bat window to front , feature fireplace with surround, two radiators.

#### **SITTING ROOM**

12'9" x 10'5" approx (3.9 x 3.2 approx)  
UPVC window to rear, radiator, door into







### **KITCHEN**

21'3" x 10'2" approx (6.5 x 3.1 approx)  
UPVC window to side , radiator, tiled flooring throughout, a range of wall and base units with complementary work surfaces, stainless steel sink with mixer tap, space for oven and washing machine, uPVC door to rear garden and door leading to:

### **WC**

5'2" x 2'11" approx (1.6 x 0.9 approx)  
UPVC window to side , wc , tiled flooring.

### **SHOWER ROOM**

5'6" x 6'2" approx (1.7 x 1.9 approx)  
UPVC window to rear, wet floor , electric shower , part tiled walls, wc , pedestal sink , radiator.

### **FIRST FLOOR**

#### **BEDROOM ONE**

11'9" x 17'4" approx (3.6 x 5.3 approx)  
UPVC window to front, radiator .

#### **BEDROOM TWO**

10'9" x 12'1" approx (3.3 x 3.7 approx)  
UPVC window to rear , radiator, storage cupboard

#### **BEDROOM THREE**

7'10" x 6'10" approx (2.4 x 2.1 approx)  
UPVC window to rear , radiator

#### **BEDROOM FOUR**

8'2" x 8'6" approx (2.5 x 2.6 approx)  
UPVC window to front , radiator

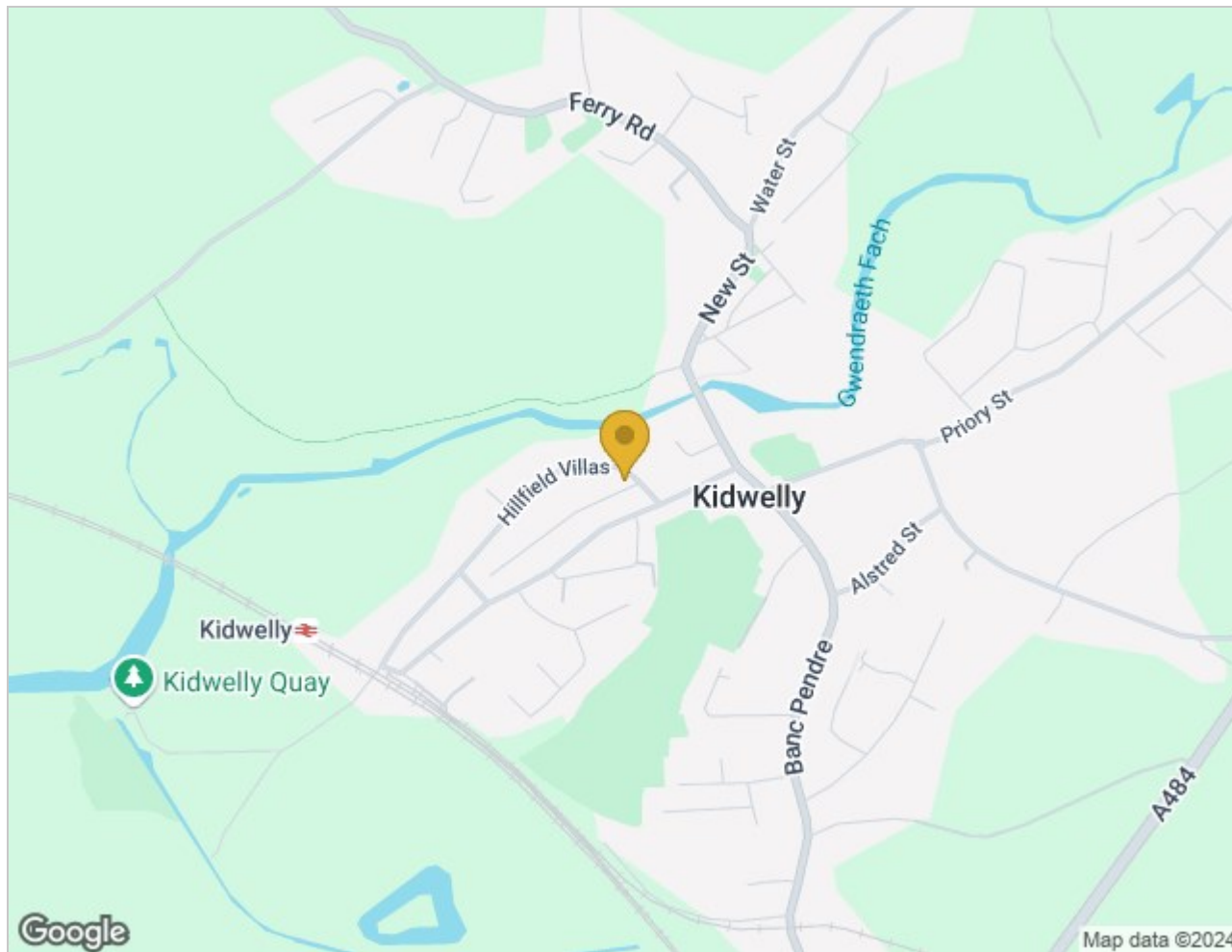
### **EXTERNALLY**

To the front of the property there is a courtyard garden with gated entrance and path way leading to the front door, to the rear/side there is off road parking leading to a garage. An enclosed walled garden , with patio and decked area with side gated entrance.






To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Freehold
- Semi Detached
- Four Bedrooms
- EPC - D
- Approx 97m2
- Council Tax Band - B (Feb 2024)
- Off Road parking & Garage
- No Chain
- Two Reception Rooms
- Deceptively Spacious Throughout

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.