



18 Ger-Y-Castell, Kidwelly, SA17 4TT

£177,500

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Davies Craddock Estates are pleased to present for sale this great opportunity to purchase this three bedroom semi detached home in Ger Y Castell, Kidwelly.

Set in the heart of the historic village which dates back to Norman times and has recently 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 and the harbour town of Burry Port and Llanelli to the east with the county town of Carmarthen easily accessible to the west.

This charming property comprises:

Entrance

Door into:

Hallway

Stairs to first floor, under stairs storage cupboard, radiator.

Lounge

22'11" x 13'7" approx (7.00 x 4.16 approx)





Kitchen

9'5" x 9'5" approx (2.88 x 2.88 approx)
Window to rear, wall and base units with worktop over, electric hob and oven with extractor hood over, sink and drainer, space for washing machine, radiator.

Dining Room

17'3" x 7'8" approx (5.28 x 2.35 approx)
Exterior doors to front and rear, window to rear, radiator.



First Floor Landing

Loft access.

Bedroom One

11'9" x 11'0" approx (3.60 x 3.37 approx)
Window to fore, radiator.

Bedroom Two

11'0" x 10'9" approx (3.37 x 3.30 approx)
Window to rear, built in storage cupboards/wardrobes, radiator.



Bedroom Three

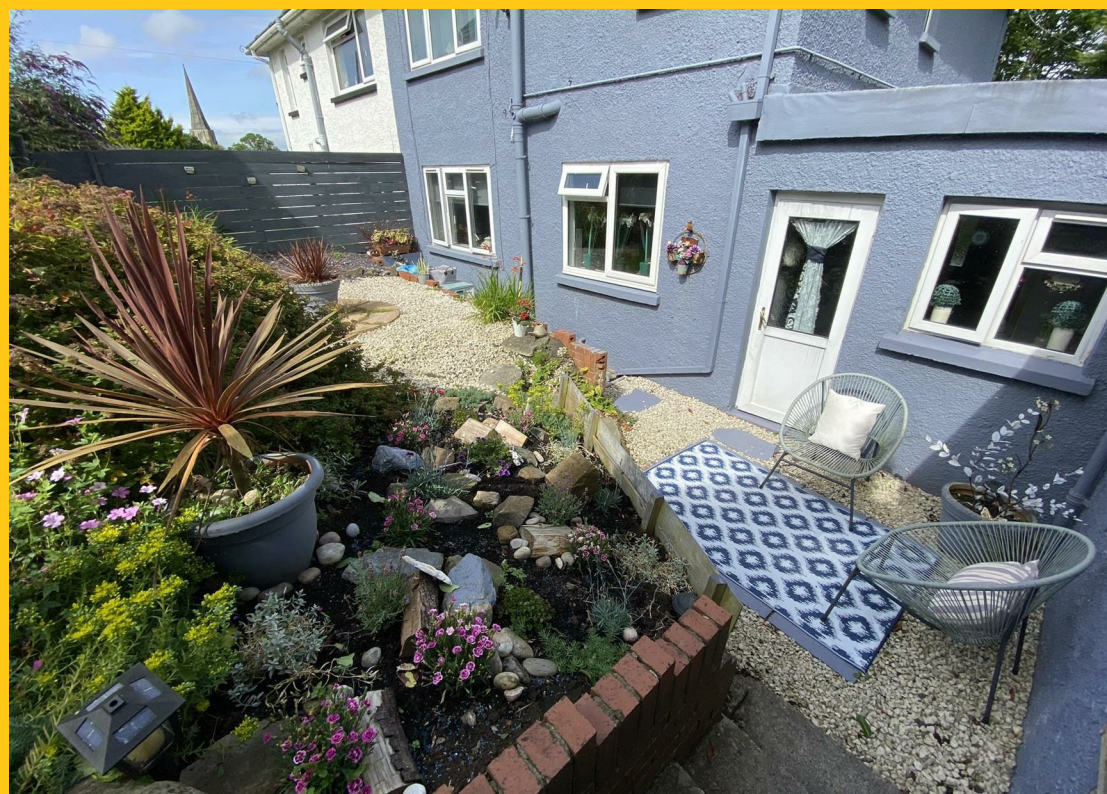
8'10" x 8'9" approx (2.70 x 2.67 approx)
Window to fore, storage cupboard, radiator.

Bathroom

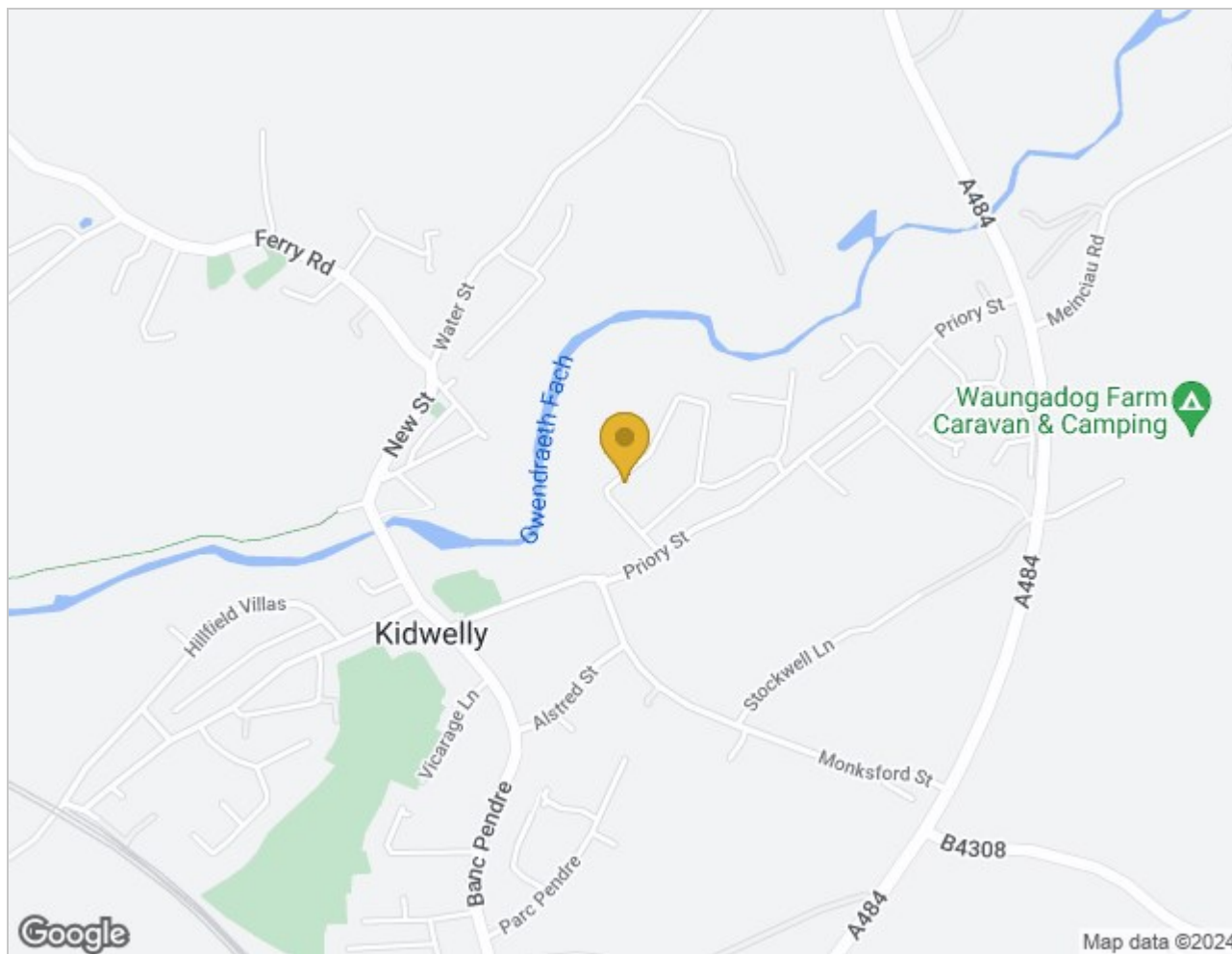
8'8" x 8'0" approx (2.65 x 2.46 approx)
Window to rear and side, tiled flooring, partly tiled walls, W/C and vanity unit, bath, shower enclosure, radiator.

Externally

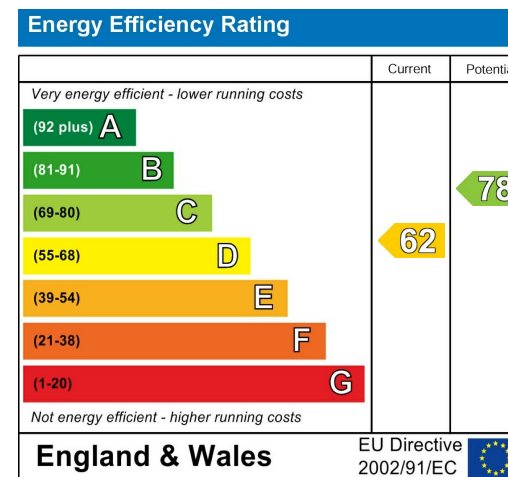
Enclosed tiered rear garden, gravelled area, lawned area with mature trees and shrubs.



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



- Semi Detached Home
- Three Bedrooms
- Two Reception rooms
- Well Maintained Throughout
- Viewing Essential
- Mains Gas, Electric, Water and Drainage
- Approx 99m2
- Council Tax-B (July 24)
- Freehold
- EPC-D



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.