



15 Water Street, Kidwelly, SA17 5BX

£118,750

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Davies Craddock Estates are delighted to present for sale this three bedroom terraced property set in the historic village of Kidwelly, Llanelli.

The home is 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.

The property comprises , entrance hall, lounge, bathroom and bathroom to the ground floor with three bedrooms to the first floor. Externally the property boasts a courtyard garden.

The property further comprises:

### **ENTRANCE HALL**







## LOUNGE

20'4" x 16'4" approx (6.2 x 5.0 approx)

UPVC window to front, two radiators, under stairs storage, feature fire place, alcove storage, stairs to first floor, door into :

## KITCHEN

18'4" x 8'6" approx (5.6 x 2.6 approx)

UPVC window to rear, uPVC door into rear garden, radiator, a range of wall and base units with complementary work surfaces, stainless steel sink with mixer tap, space for oven, fridge freezer and washing machine, door into:

## BATHROOM

10'5" x 5'2" approx (3.2 x 1.6 approx)

UPVC window to rear, radiator, wc, pedestal sink, bath with tiled splashback, linoleum flooring throughout.



## FIRST FLOOR

### LANDING

Doors leading to:

### BEDROOM ONE

9'2" x 10'2" approx (2.8 x 3.1 approx)

UPVC window to rear, radiator, fitted wardrobe with wall mounted boiler.

### BEDROOM TWO

9'10" x 12'1" approx (3 x 3.7 approx)

UPVC window to front, radiator.

### BEDROOM THREE

9'2" x 6'6" approx (2.8 x 2.0 approx)

UPVC window to front, radiator.

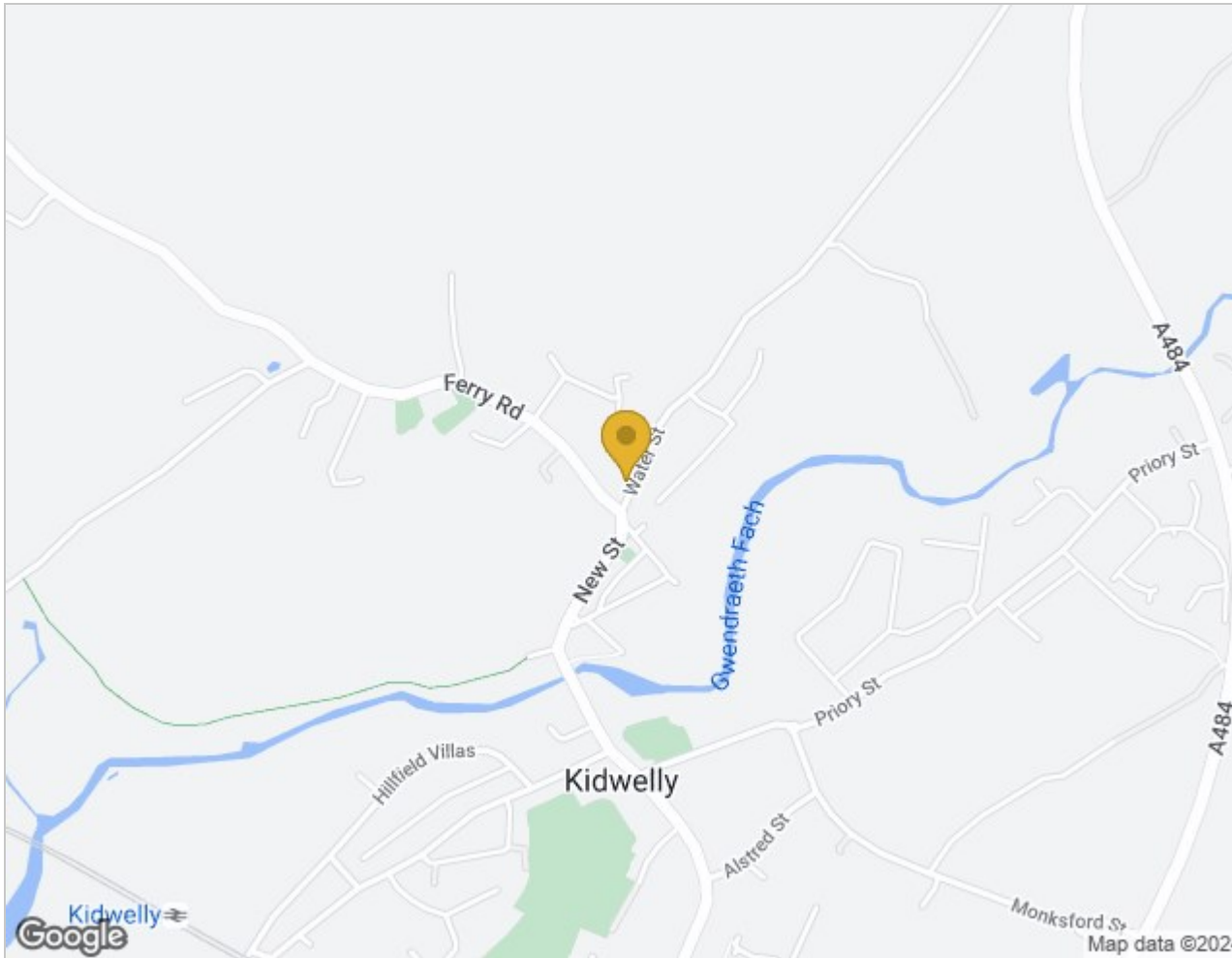
## EXTERNALLY

Courtyard garden to rear (access through the property only)

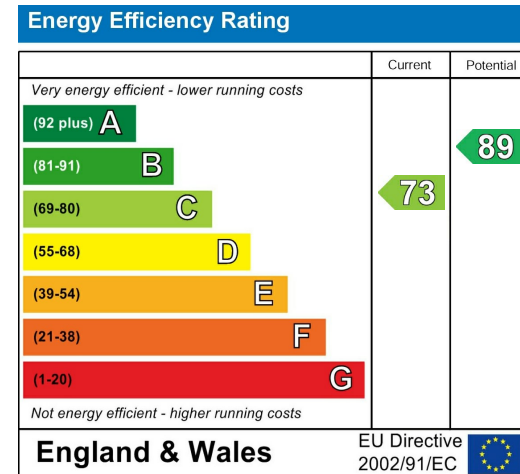




To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Freehold
- Terraced
- Three Bedrooms
- EPC - C
- Council Tax Band B ( July 24 )
- Mains Gas, Water, Electricity & Drainage
- No Chain
- Ideal First Time Buy
- Sought After Location
- Viewing Essential



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.