



3 Parc Pendre, Kidwelly, SA17 4TD
£215,000

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Davies Craddock Estates are pleased to present for sale this three bedroom detached property situated in Parc Pendre, 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 well presented through out and offers plenty of space for a family. The property boasts a drive and garage for off road parking with a living room, kitchen, bathroom and solid roof conservatory on the ground floor followed by three bedrooms and bathroom on the first floor. To the rear, there is an enclosed garden with side and rear access leading to patio area and raised lawn.

With just 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.

With no onward chain, early viewing is essential to see what this property has to offer. Briefly comprising of;

Entrance Porch

Window to front, radiator, wood effect tiled flooring. Door into;

Hallway

Wood effect tiled flooring, radiator, stair to first floor, under stairs storage cupboard.

Bathroom

11'11" x 8'10" approx (max) (3.65 x 2.70 approx (max))

Fitted with W/C, hand wash basin with cabinet, panelled bath, enclosed shower, heated towel rack, window to front, part tiled walls, wood effect tiled flooring.

Living Room

12'5" x 21'7" approx. (3.81 x 6.60 approx.)

Window to front, wood tiled flooring, two radiators, sliding door to garden.

Kitchen

9'1" x 10'4" approx. (2.79 x 3.15 approx.)

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and gas hob with extractor fan over, window to rear, wood effect tiled flooring.





Conservatory

21'9" x 14'9" approx (max) (6.64 x 4.50 approx (max))

L-shaped part fitted with wall and base units with worktop over, space for fridge/freezer. Solid roof, wooden effect tiled flooring, radiator, door to garage, doors to garden.

Garage

8'11" x 21'3" approx. (2.74 x 6.50 approx.)

Up and over door.

Landing

Loft access (not boarded), Storage cupboard housing boiler (Worcester)

Bedroom One

13'2" x 11'1" approx. (4.03 x 3.38 approx.)

Window to rear, radiator, fitted wardrobes.

Bedroom Two

9'10" x 13'1" approx. (3.01 x 4.04 approx.)

Window to rear, radiator, fitted wardrobes.

Bedroom Three

9'6" x 7'8" approx. (2.90 x 2.36 approx.)

Window to rear, radiator, fitted wardrobes.

Bathroom

9'8" x 6'2" approx. (2.97 x 1.88 approx.)

Fitted with W/C hand wash basin with cabinet, wall mounted mirror, heated towel rack, window to front, tiled flooring, part tiled walls.

External

To the front - Driveway leading to garage.

To the rear - Enclosed garden with side and rear access.

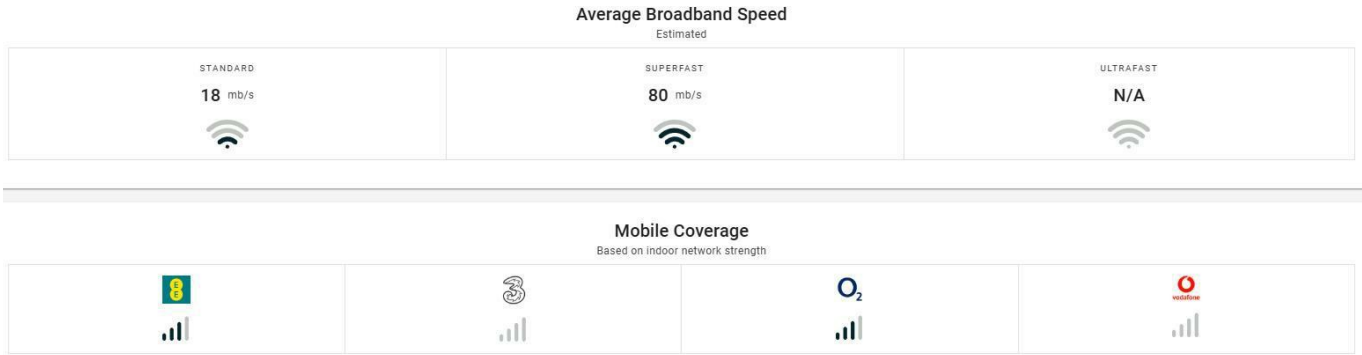
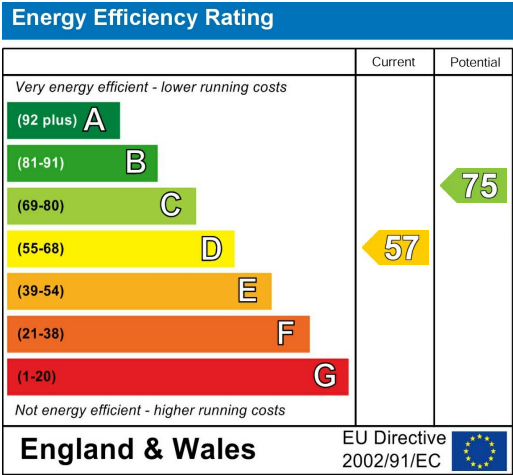
Patio area (hot tub not included) steps up to raised lawn and patio area with decorative stone (shed not included)



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



- Detached Property
- Three Bedrooms
- Driveway & Garage
- Enclosed Garden
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Approx. 125m2
- Council Tax - C
- No Chain
- Freehold



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 firms 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 fitments 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.