



Bron Dre , Kidwelly, SA17 4SF

£400,000

 3  3  1  E





Davies Craddock Estates are delighted to present an opportunity to purchase this unique detached property set in the sought after village of Four Roads, set with great links to surrounding villages of Pontyates, Mynyddagarreg, Kidwelly and a short drive to Pembrey Country Park.

The deceptively spacious home comes complete with a open plan living/dining room with inglenook fireplace with multi burning stove, leading to conservatory with separate office/study. Kitchen with separate utility and office/bedroom with ensuite on the ground floor followed by two bedrooms with master ensuite and family bathroom on the first floor.

To the front you are welcomed to the property by a gated driveway with ample parking. To the rear, a well appointed garden with lawn and patio areas with a summer house surrounded by mature trees and shrubs and the stunning views of the surrounding countryside.

Viewing of the property is essential to appreciate all that the home offers.

## Entrance Hallway

Tiled flooring, storage cupboard, storage heater. Door into;

## Cloakroom

4'11" x 4'0" approx. (1.52 x 1.22 approx. )

Fitted with W/C, hand wash basin, window to front, tiled walls and flooring.

## Living/Dining

19'6" x 30'3" approx (max) (5.95 x 9.23 approx (max))

L-shaped open plan living space, two windows to front, inglenook fireplace with multi burning stove, storage heaters, tiled flooring, stairs to first floor, wooden beams, double doors to rear leading to;

## Conservatory

11'5" x 15'0" approx. (3.48 x 4.58 approx. )

Tiled flooring with underfloor heating, door to rear, door into;

## Study/Office

9'4" x 7'7" approx. (2.86 x 2.32 approx. )

Vaulted ceilings with wall and ceiling beams, two windows to rear.

## Office/Bedroom

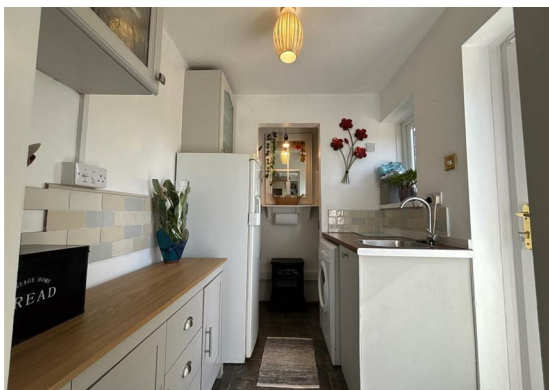
8'3" x 12'2" approx. (2.52 x 3.71 approx.)

Window to front, vaulted ceiling with beams, storage loft access. Door into;

## Bathroom

3'9" x 8'3" approx. ( 1.15 x 2.52 approx.)

Fitted with W/C, hand wash basin, shower cubicle, heated towel rack, tiled walls and flooring, cupboard housing electric fuse box.







## Kitchen

10'3" x 11'6" approx. (3.13 x 3.51 approx.)

Fitted with wall and base units with worktop over, Belfast sink with mixer taps, intergraded dishwasher and fridge, gas rangemaster (gas bottle) with extractor hood over, window to rear, tiled flooring.

## Utility

8'8" x 6'6" (2.65 x 2.00)

Fitted with base unit with worktop over, sink and tap, pantry area, space for washing machine and fridge/freezer, pantry area, window to rear, door to rear, tiled flooring.



## Landing

Window to rear, loft access, storage cupboard.

## Master Bedroom

15'1" x 19'7" approx. (4.62 x 5.99 approx.)

Window to rear and front, three fitted wardrobes/cupboards, storage heater, door into;

## En-Suite

9'0" x 8'1" approx. (2.76 x 2.47 approx. )

Fitted with W/C, hand wash basin with cabinet, double shower cubicle, panelled bath, tiled flooring and walls, window to front, storage heater, air conditioning unit.



## Bedroom Two

12'0" x 10'10" approx (max) (3.67 x 3.32

approx (max))

Fitted wardrobes, window to rear, storage heater.

## Bathroom

8'2" x 9'9" approx. (2.49 x 2.98 approx.)

Fitted with W/C, hand wash basin, shower cubicle, roll top bath, tiled flooring with underfloor heating, window to front, storage heater, air conditioning unit.

## External

To the front - gated driveway with ample parking. To the rear - enclosed garden with side access. Patio and lawn area with mature trees and shrubs, summer house.

## Summer House

7'8" x 11'6" approx. (2.35 x 3.53 approx.)

Enter via double doors, two windows to side and front.

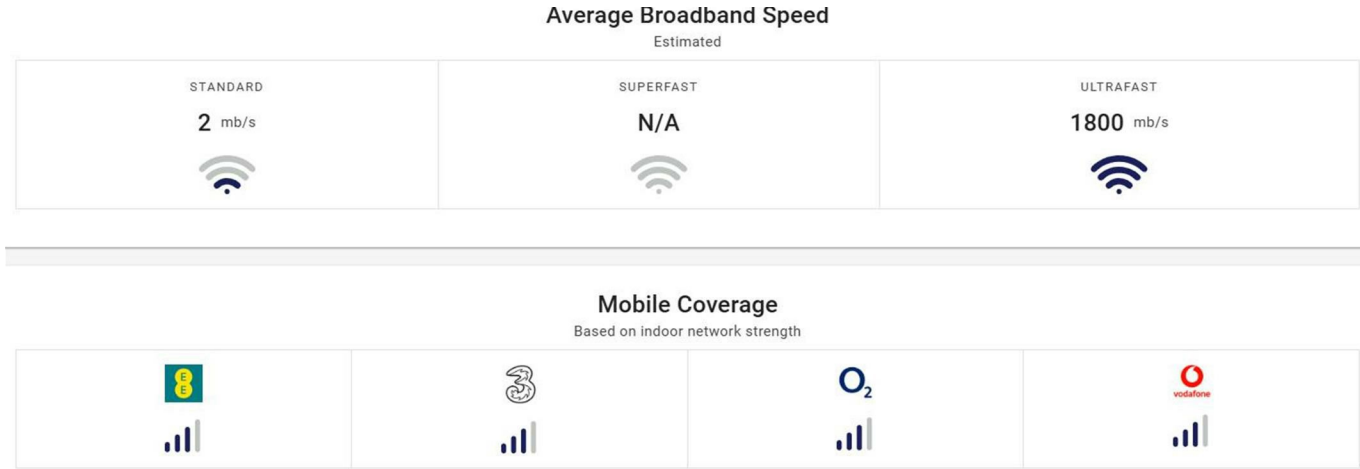
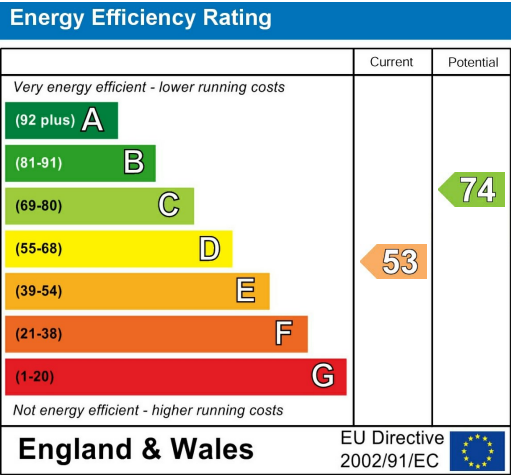




To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Detached Property
- Three Bedrooms
- Gated Driveway
- Enclosed Rear Garden
- Far Reaching Countryside Views
- EPC - E 150m2
- Council Tax - E (May 2025)
- Mains Electric, Walter & Drainage
- Freehold
- Viewing Essential



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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 along with any boundary plan, 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 in any instance.

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.

