



3 Pant Y Gino, Kidwelly, SA17 4DJ
£149,950

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Davies Craddock Estates are pleased to present this three bedroom Townhouse in Pant Y Gino, Trimsaran.

Situated off the road in a cul-de-sac, this property offers a living room, kitchen/diner and cloakroom on the ground floor, with two bedrooms and bathroom on the first followed by the master bedroom with cloakroom on the top floor. Externally, there is a driveway for offroad parking leading to an enclosed rear garden with side gated access.

Set within walking distance to local amenities and a short drive from the town of Llanelli.

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

Comprising of;

Entrance Porch

Window to side, door into;

Living Room

14'0" x 14'9" approx. (max) (4.27 x 4.50 approx. (max))

Two windows to front, one window to side, stairs to first floor.

Kitchen

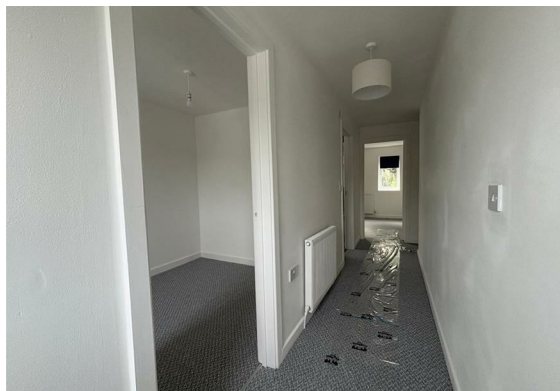
12'6" x 14'0" approx. (3.83 x 4.28 approx.)

Fitted with wall and base units with work top over, breakfast bar, sink and drainer with mixer tap, oven and gas hob with extractor hood over. Boiler (HEATLINE) space for fridge and washing machine, window to side and rear, vinyl flooring, door to rear.

Cloakroom

4'2" x 3'4" approx. (1.29 x 1.03 approx.)

Fitted with W/C & hand wash basin, vaulted ceiling, vinyl flooring.





Landing

Storage cupboard, two windows to rear, radiator, stairs to second floor.

Bedroom Two

9'9" x 14'0" approx. (max) (2.98 x 4.29 approx. (max))

Two windows to rear, radiator, fitted wardrobes.



Bedroom Three

6'11" x 10'4" approx. (2.12 x 3.16 approx.)

Window to front, radiator.

Bathroom

7'1" x 6'8" approx. (2.17 x 2.04 approx.)

Fitted with W/C, hand wash basin, panelled bath with shower over, vinyl flooring, radiator, window to side, extractor fan.

Bedroom One

14'4" x 14'2" approx. (max) (4.39 x 4.33 approx. (max))

Vaulted ceilings, skylight, window to side, radiator, fitted wardrobes, door to;



Cloakroom

4'7" x 3'6" approx. (1.41 x 1.07 approx.)

Fitted with W/C & hand wash basin, vaulted ceiling, vinyl flooring, extractor fan.

External

To the front - Driveway

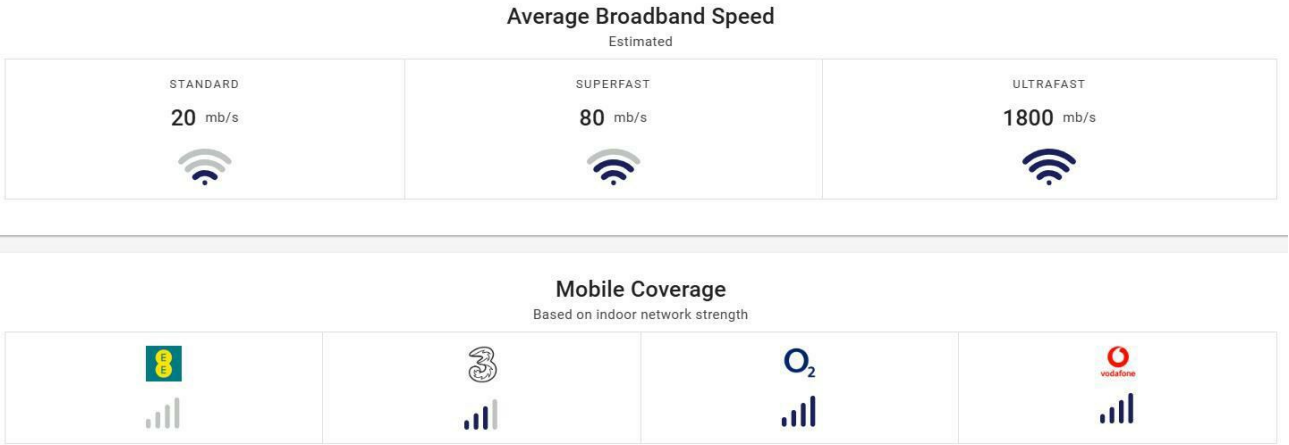
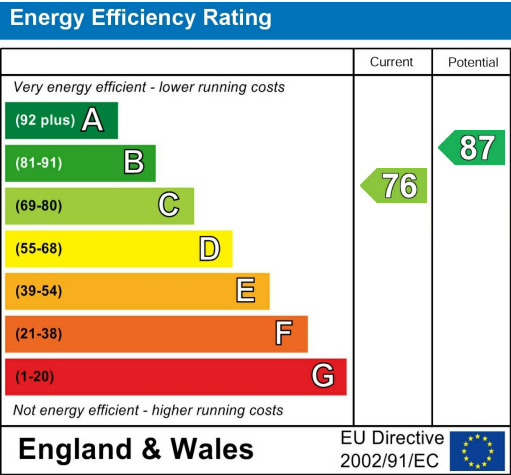
To the rear, enclosed garden laid to lawn with side gated access.



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



- Townhouse
- Three Bedrooms
- Enclosed Garden
- Driveway
- Mains Gas, Electric, Water & Drainage
- Council Tax - C (April 2025)
- EPC - C 94m2
- Road Maintenance - £100pa
- No Chain
- Freehold



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.

