



5 Ffordd Y Glowyr, Kidwelly, SA17 4JJ

£165,000

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Davies Craddock Estates are pleased to present for sale this semi-detached two bedroom family home in Ffordd Y Gowyr, Carway, Llanelli,

The property is situated in the "Ffos Las" development, adjoining the popular Race Course on the periphery of the village of Carway. Offering easy access to the local schools and associated amenities.

The site is just a short drive from 'Glyn Abbey' eighteen hole golf course, the local rugby club and playing fields and approximately five miles from the ever popular Pembrey Country Park and Burry Port Harbour.

The property offers a living room, cloakroom and kitchen/diner on the ground floor with two bedrooms and bathroom on the first. To the rear, and enclosed garden with side gated access.

Early Viewing is essential to see what this home has to offer. Briefly comprising of:

### **Entrance**

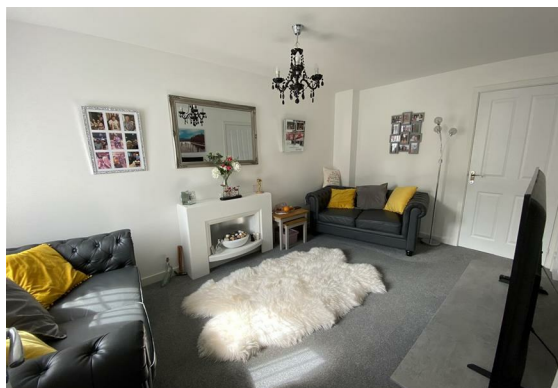
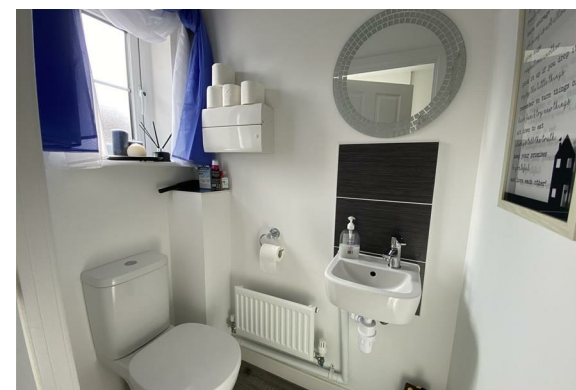
Door into:

### **Hallway**

Stairs to first floor, radiator, smoke alarm.

### **Cloakroom**

Window to front, vinyl flooring, W/C, wall mounted hand wash basin, radiator.







## Lounge

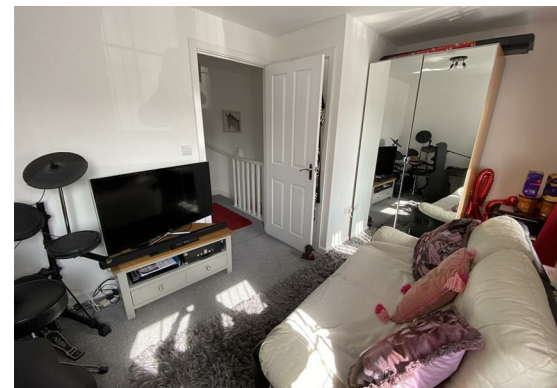
15'1" x 9'6" approx (4.61 x 2.90 approx)

Window to front, feature fireplace with electric fire, under stairs storage cupboard, radiator.

## Kitchen Diner

12'7" x 8'8" approx (3.85 x 2.65 approx)

Window and French doors to rear, vinyl flooring, Wall and base units with worktop over, electric hob and oven with extractor hood over, space for washing machine, tumble dryer and fridge freezer, sink and drainer with mixer tap, radiator.



## First Floor Landing

Loft access. Smoke alarm.

## Bedroom One

12'9" x 8'7" approx (3.91 x 2.62 approx)

Two windows to front, radiator, storage cupboard.



## Bedroom Two

3.94 x 2.50 approx

Window to rear, radiator.

## Bathroom

6'3" x 5'7" approx (1.92 x 1.71 approx)

Window to side, vinyl flooring, partly tiled walls, W/C, pedestal wash hand basin, bath with shower over, radiator, extractor fan.



## Externally

Parking for two vehicles to front.


Enclosed rear garden with decorative stone and decking with side rear access. Garden shed and bin storage.

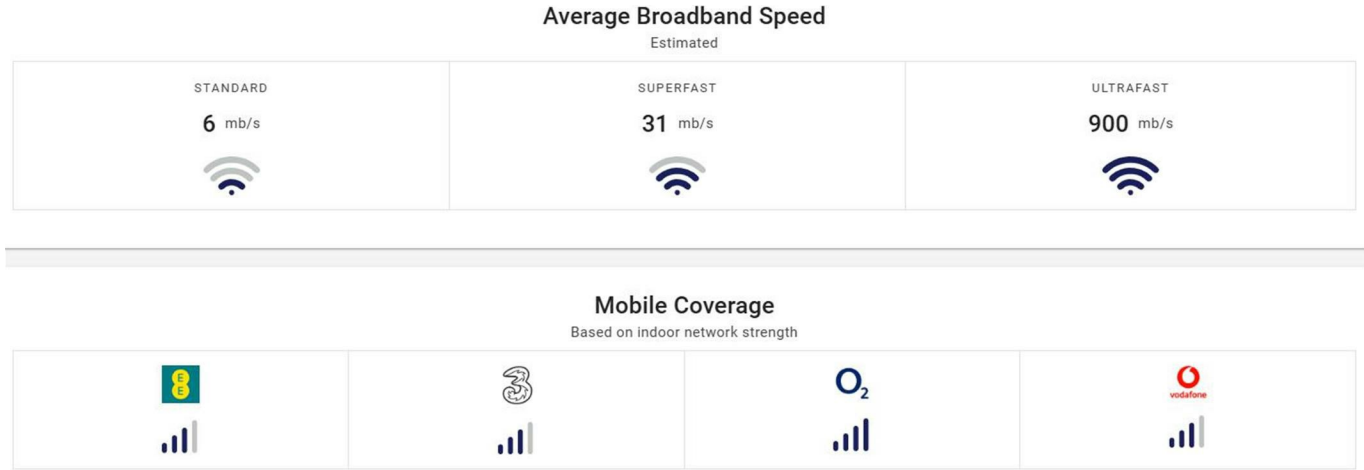


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi Detached Property
- Two Bedrooms
- Enclosed Garden
- Driveway
- Mains Gas, Electric, Water & Drainage
- EPC - B
- Approx. 59m2
- Council Tax B (May 2025)
- Freehold
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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 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 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.

