



18 Ffordd Maes Gwilym, Kidwelly, SA17 4AX
£225,000

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Davies Craddock Estates is delighted to present for sale this well-presented detached property in Ffordd Maes Gwilym, Carway.

This attractive family home offers spacious internal accommodation. Upon arrival, a private driveway leads to a generous garage. Inside, you will find a large, welcoming living room featuring double doors that open directly onto the beautiful rear garden, seamlessly blending indoor and outdoor space. The ground floor is completed by a practical cloakroom and a spacious kitchen diner. To the first floor, the property boasts three well-proportioned bedrooms, including a master bedroom complete with a private ensuite, alongside a family bathroom.

Externally, a lovely rear garden provides the perfect space for relaxation, featuring both a paved patio and lawn area.

Carway offers a peaceful village lifestyle while remaining highly convenient. The thriving town of Llanelli is less than a 20-minute drive away. Local attractions such as Glyn Abbey Golf Club and Ffos Las Racecourse are practically on your doorstep.

Early viewing is essential to see what this property has to offer.

Entrance Hallway

Tiled flooring, window to front, stairs to first floor.

Cloakroom

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

Living Room

19'5" x 11'2" approx. (max) (5.92 x 3.41 approx. (max))

Tiled flooring, under stairs storage cupboard, radiator, double doors to rear.





Kitchen/Diner

9'10" x 12'9" approx. (3.00 x 3.89 approx.)
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and gas hob with extractor hood over, space for washing machine and fridge/freezer, radiator, tiled splash backs, tiled flooring, wall mounted boiler (IDEAL) window to rear.

Landing

Airing cupboard, loft access (not boarded)

Bedroom One

10'5" x 13'10" approx. (3.18 x 4.24 approx.)
Two windows to front, two radiators, storage cupboard

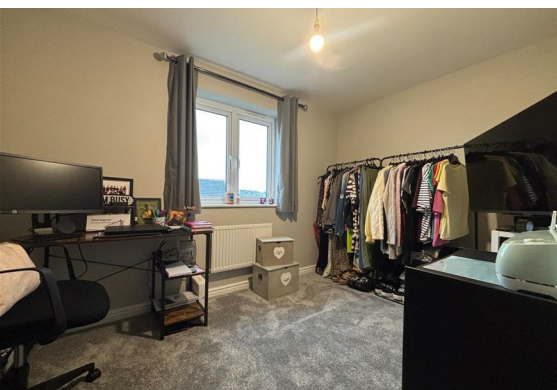


En-Suite

10'5" x 3'8" approx. (3.18 x 1.12 approx.)
Fitted with W/C, hand wash basin, double shower cubicle, wall mounted mirror cabinet, heated towel rack, tiles flooring, window to front.

Bedroom Two

10'11" x 11'2" approx. (max) (3.35 x 3.41 approx. (max))
Window to rear, radiator.



Bedroom Three

7'8" x 9'8" approx. (max) (2.36 x 2.97 approx. (max))
Window to rear, radiator.

Bathroom

7'0" x 6'0" approx. (2.15 x 1.84 approx.)
Fitted with W/C, hand wash basin, panelled bath, tiled splash backs, tiled flooring, radiator, window to side.



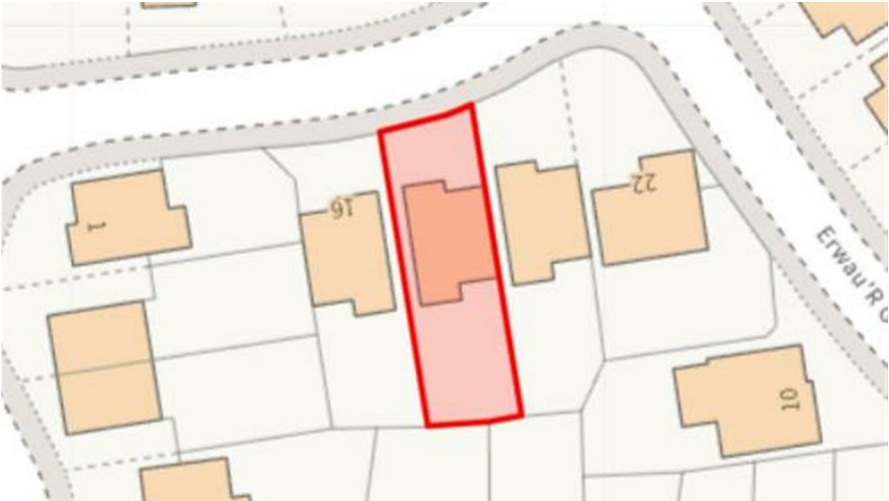
External

Front : Driveway for two cars leading to garage
Rear : Enclosed garden with lawn and patio area.

Garage

20'2" x 9'11" approx. (6.16 x 3.03 approx.)
Up and over door,.

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



- Detached Property
- Three Bedrooms
- Master En-Suite
- Driveway & Garage
- Enclosed Rear Garden
- Council Tax - D (November 2025)
- Mains Gas, Electric, Water & Drainage
- EPC - C
- Freehold
- Viewing Essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	87
England & Wales	EU Directive 2002/91/EC	

Average Broadband Speed		
Estimated		
STANDARD 6 mb/s 	SUPERFAST 61 mb/s 	ULTRAFAST N/A
Mobile Coverage		
Based on indoor network strength		

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.

We'd love to hear what you think!

LEAVE US
A REVIEW



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