



THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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PETER MORGAN

7 Allt Y Sgrech, Kidwelly, West Glamorgan, SA17 4HX

£230,000

Main Features

- Modern detached home
- Lounge with patio doors leading to rear garden
- 3 bedrooms, bedroom 1 with ensuite shower room
- Family bathroom and cloakroom
- Fitted kitchen/ breakfast room
- Driveway & integral garage
- Front and rear gardens
- uPVC double glazing and gas central heating
- Need a mortgage? We can help
- Council Tax Band: D. EPC: B

General Information

A chance to buy a superb property in the popular new development at Carway, Kidwelly. Located close to the Fos Las racecourse, this detached property comprises an entrance hall with staircase to first floor, guest WC, lounge with patio doors onto rear garden; fitted kitchen with appliances, primary bedroom with ensuite shower room, two further double bedrooms and a family bathroom. Outside is a driveway for two vehicles, an integral garage, stone chippings and gate leading to a secure, lawned rear garden. Benefiting from gas central heating and double glazing. Viewing comes highly recommended.

GROUND FLOOR

Hallway

Window to front. Staircase to first floor. Doors leading to reception rooms and..

Cloakroom

Window to front. Radiator. 2 piece suite comprising low-level WC and hand wash basin. Tiled splashback.

Lounge

Patio doors leading to rear garden. Radiator. Understairs storage cupboard. Door leading to..

Kitchen

Window to rear. Radiator. Fitted kitchen comprising a range of wall mounted and base units. Wood work surfaces. Gas hob, electric oven and cooker hood. Plumbing for washing machine.

FIRST FLOOR

Landing

Window. Radiator. Doors to bedrooms and..

Family Bathroom

Window. 3 piece bathroom suite comprising low level w.c, pedestal hand wash basin and panelled bath. Tiled splashbacks. Radiator.

Bedroom 1

2 windows. Built in wardrobe. Radiator.

En-suite shower room

Window. 3 piece suite comprising low level w.c, pedestal handwash basin and shower cubicle with tiled walls and overhead mains shower.

Bedroom 2

Window. Radiator.

Bedroom 3

Window. Radiator.

EXTERIOR

Garage

Up and over vehicular door. Power points. Light.

Front Garden

Driveway. Laid to decorative stone. Gate leading to..

Rear Garden

Laid to lawn. Panelled fencing.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Current council tax banding

D

Current heating type

Gas

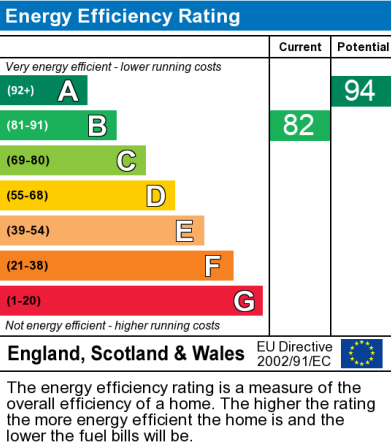
Tenure

Freehold





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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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