



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**2 Heol Y Plas
Carway
Kidwelly
SA17 4JG**

Offers In Region Of **£253,000**



- Modern Detached 4 Bed (En Suite) Family Home
- Modern Residential Development Of Similar Style Properties
- Popular Village Location Close To Race Course
- Well Proportioned Light & Airy Accommodation
- Excellent Condition Throughout
- Modern Contemporary Fitted Kitchen
- Low Maintenance Garden To Relax & Enjoy
- Car Parking Driveway & Garage
- 15 Minutes Drive to Kidwelly & Coastal Park

General Description

A nicely presented detached modern 4 bed (en suite) family home ready for immediate occupation located on a modern residential development within the village of Carway, being within close proximity to the famous racecourse, and only 15 minutes drive to Pembrey coastal park with lovely walks and cycle paths. The property offers roomy accommodation with integral garage, parking drive and low maintenance garden to relax and enjoy.

EPC Rating: B83

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Heol Y Plas, Carway, Kidwelly.

Property Description

A modern detached 4 bedroom family house completed to a high standard offering well proportioned light and airy accommodation with gas central heating and double glazed windows. The property affords Entrance Hall, Living Room, modern open plan Kitchen/Diner with contemporary fitted kitchen and breakfast bar, Utility room with downstairs WC. First Floor provides 4 bedrooms one with en suite facility and family bathroom.

Outside provides car parking driveway leading to garage with low maintenance rear garden with lawn and patio being an ideal place to relax and enjoy.

Having a most convenient location on a modern residential development of different style properties within the popular village of Carway with school, store and within walking distance to the famous race course. The Town of Kidwelly and the lovely Pembrey Country Park is within 15 minutes drive with lovely beach, coastal paths to walk and cycle along.

Entrance Hall

Double glazed front entrance door, stairs to first floor, door to:

Living Room (15' 10" x 11' 02") or (4.83m x 3.40m)

Radiator, double doors to:

Kitchen/Diner (18' 06" x 10' 04") or (5.64m x 3.15m)

Modern contemporary fitted kitchen with a range of base and wall cupboards with sink unit and mixer tap, breakfast bar, plumbing for dish washer, built in electric oven with gas hob and hood over, window to rear, laminate flooring, radiator, walk in under stair cupboard, French doors to rear garden, door to:

Utility Room (7' 0" x 5' 03") or (2.13m x 1.60m)

Fitted work top with wall cupboard, side exterior door, plumbing for washing machine and dryer, gas fired boiler, laminate flooring, door to:

Separate WC (5' 03" x 2' 11") or (1.60m x 0.89m)

Modern suite comprising WC, wash basin, radiator, laminate flooring, radiator.

First Floor Landing (6' 10" x 6' 05") or (2.08m x 1.96m)

Access to loft space, built in cupboard, doors to:

Bedroom 1 (14' 04" x 13' 04") or (4.37m x 4.06m)

Window to front, radiator, built in over stairs cupboard, radiator, door to:

Ensuite Shower Room (7' 03" Max x 6' 0") or (2.21m Max x 1.83m)

Modern suite comprising fully tiled shower cubicle, WC, wash basin, laminate flooring, partly tiled walls, radiator.

Bedroom 2 (12' 05" x 9' 04") or (3.78m x 2.84m)

Window to front, radiator.

Bedroom 3 (9' 07" x 9' 04") or (2.92m x 2.84m)

Window to rear, radiator.

Bedroom 4 (9' 08" x 7' 03") or (2.95m x 2.21m)

Radiator.

Bathroom (6' 11" x 6' 05") or (2.11m x 1.96m)

Modern suite comprising bath, WC, wash basin, laminate flooring, radiator, extractor fan.

Outside

Car parking driveway for 2 cars leading to adjoining garage -with up and over door, power and light connected. Lawn garden to rear with patio/seating area being an ideal place to relax and enjoy, paved patio with side pathway and garden gate.

Services

Mains electricity, mains water, mains gas, mains drainage, gas central heating.

Tenure

Freehold

Council Tax

E

Directions

From Carmarthen take the A484 Llanelli road and continue out for approx 2 miles passing through the village of Cwmffrwd. On leaving take a left turning at the bend signposted B4309 Pontyiets road and continue along for approx 6.5 miles until arriving at Pontyiets. Proceed through until arriving at the railway crossing and take an immediate right in front of pub. Proceed along for another 2 miles until arriving at Carway and take a left turning at small roundabout for racecourse, and carry on another 0.2 mile where the entrance into the estate can be seen further along on the left.

