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63 Dan Y Cwarre
Carway
Kidwelly
SA17 4JA

Offers In Region Of **£171,995**



- Modern Semi Detached 3 Bed (En Suite) House
- Located On Sought After Ffos Las Development
- Stylish Nicely Presented Accommodation
- Hall, Living Room, WC, Kitchen/Diner, 3 Beds, 2 Baths
- Low Maintenance Garden & Covered Decked Patio
- Backing Onto Woodland & Pleasant Walks
- Car Parking Driveway For 2 Cars
- Walking Distance To Popular Ffos Las Racecourse
- Only 15 Minutes Drive To Lovely Pembrey Coastal Park
- ****NO ONWARD CHAIN****

General Description

A modern semi detached stylish 3 bedroom (en suite) house being in excellent condition throughout ready for immediate occupation, and viewing is highly recommended. Outside there are nicely presented low maintenance gardens with covered patio area to relax and car parking driveway for 2 cars. The property is situated on a modern residential development within the popular village of Carway, with pleasant views to rear, being easily accessible to the lovely Pembrey beach and coastal paths.

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**

Property Description

The property which stands semi detached is located on the modern sought after Ffos Las development of different style properties, backing onto woodland having good access to pleasant wooded walks at rear, and being easily accessible to all amenities being nearby the popular racecourse. The house offers well presented accommodation throughout with gas central heating and double glazed windows.

The stylish well presented accommodation provides entrance lobby with downstairs WC leading to good sized living room, modern contemporary fitted kitchen/diner leading out to rear garden. First floor provides 3 bedroom one with en suite facility and family bathroom. Outside there is a car parking driveway for 2 cars, with nicely presented low maintenance rear garden to relax and enjoy including covered decking/patio area, shrub borders, fishpond and green house.

This property is within easy access to both Carmarthen and Llanelli towns which offer a good range of amenities and facilities, and the M4/A48 link. The village of Carway offers junior school and convenience store, with the town of Kidwelly some 10 minutes away from this property which boasts many amenities and tourist attractions, such as, Primary School, convenience store, hairdressers, public houses, Norman Castle, railway station etc. The beautiful Pembrey country park with it's sandy beach is within 15 minutes drive away, and the popular horse racing grounds at Ffos Las is within easy walking distance.

Entrance Hall

Modern double glazed front entrance door, radiator, laminate timber flooring, stairs to first floor, door to:

Separate WC (5' 07" x 3' 0") or (1.70m x 0.91m)

Modern suite comprising WC, wash hand basin, radiator, window to front, timber effect flooring.

Living Room (14' 04" x 12' 01" Max Max) or (4.37m x 3.68m Max)

Window to front, radiator, built in under stair store cupboard, door to:

Kitchen/Diner (15' 03" x 8' 10") or (4.65m x 2.69m)

Modern luxury fitted kitchen with a range of base and eye level cupboards, 1.5 bowl sink unit with mixer tap, built in electric oven with gas 4 ring hob and fitted hood over, tiled surrounds, ceramic tiled flooring, window to rear, fridge space, plumbing for washing machine, spot lighting, gas central heating boiler, radiator, double glazed French doors to rear garden.

First Floor Landing

Built in store cupboard with shelving, radiator, access to loft space, doors to:

Bedroom 1 (12' 01" Max x 9' 07") or (3.68m Max x 2.92m)

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

Ensuite Shower Room (6' 04" x 5' 04") or (1.93m x 1.63m)

Modern suite comprising fully tiled shower cubicle, wash hand basin, WC, window to front, radiator, extractor fan.

Bedroom 2 (9' 02" x 7' 08") or (2.79m x 2.34m)

Window to rear with pleasant rural views, radiator.

Bedroom 3 (7' 10" x 5' 11") or (2.39m x 1.80m)

Window to rear with pleasant views, radiator.

Bathroom (6' 01" x 6' 0") or (1.85m x 1.83m)

Modern suite comprising bath, WC, wash hand basin, partly tiled walling, timber effect flooring, extractor fan, window to side.

Externally.

Car parking driveway for 2 cars with nicely presented low maintenance garden to rear being an ideal place to relax and enjoy. Large full width covered decking area leading out to paved patio, raised shrub borders, ornamental fish pond, green house backing onto woodland enjoying privacy.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Ultrafast Broadband is available in the vicinity. Please check with your network provider for further information.

Services

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

Tenure

Freehold

Council Tax

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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 0.3 mile where the entrance into the estate can be seen further along on the left. Turn into the estate and take a right and immediate left and follow on through to the back where the property will be found on the right just before the corner.

