



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

**Heol Waungron  
Carway  
Kidwelly  
Carmarthenshire.**

Offers In Region Of **£159,000**



- Modern 3 Bedroom (En Suite) House
- Well Presented & Ready For Immediate Occupation
- Popular Village Location Close To Amenities & Race Course
- Arranged on 3 Floors Inc Spacious Loft Bedroom
- Living Room, Kitchen, 3 Beds (En Suite), Bath, W.C.
- Rear Patio & Garden to Sit Out And Relax
- Car Parking Allocated For 2 Cars
- Only 15 Minutes From Pembrey Coastal Park
- Modern Residential Development Close To Ffoslas

### General Description

A modern 3 bedroom (en suite) mid terraced house arranged on 3 floors, being in excellent condition throughout ready for immediate occupation, and viewing is highly recommended. Outside there is car parking for 2 cars with nicely presented low maintenance garden to relax and enjoy . 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 Pembrev beach and coastal paths.

**EPC Rating: B84**

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 Waungron, Carway, Kidwelly, Carmarthenshire.

### Property Description

The property which occupies a mid terraced of 4 dwellings is located on a modern residential estate of different style properties, being easily accessible to all amenities. The house offers well presented accommodation being in excellent condition throughout with gas central heating and double glazed windows.

The accommodation provides entrance lobby leading to good sized living room, modern contemporary fitted kitchen/diner leading out to rear garden. First floor provides 2 bedrooms and family bathroom, with spacious loft bedroom and en suite facility on second floor. Outside there is a car parking for 2 cars, with nicely presented low maintenance rear garden to relax and enjoy including patio and raised garden.

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 15 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 Lobby

Modern UPVC front entrance door, radiator, door to:

### Living Room (14' 09" x 11' 08" ) or (4.50m x 3.56m)

Built in under stair cupboard, window to front, radiator, door to:

### Inner Hallway

Stairs to first floor, doors to:

### Separate WC

Modern suite comprising WC and wash basin.

### Kitchen/Diner (11' 09" x 7' 07" ) or (3.58m x 2.31m)

Modern contemporary fitted range of base and wall cupboards, sink unit with mixer tap, built in electric oven with gas 4 ring hob with hood over, plumbing for washing machine, fridge space, radiator, French doors to rear garden.

### First Floor Landing

Radiator, stairs to second floor, doors to:

### Bedroom 1 (11' 08" x 10' 06" ) or (3.56m x 3.20m)

Radiator, two windows to front.

### Bedroom 2 (11' 08" x 8' 11" ) or (3.56m x 2.72m)

Radiator, window to rear.

### Bathroom (8' 0" x 5' 07" ) or (2.44m x 1.70m)

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

### Second Floor Landing

Built in store cupboard, door to:

## Heol Waungron, Carway, Kidwelly, Carmarthenshire.

### Master Bedroom (16' 06" x 8' 04" ) or (5.03m x 2.54m)

Window to front, radiator, door to:

### En-Suite Shower Room (11' 04" x 5' 0" ) or (3.45m x 1.52m)

Modern suite comprising fully tiled shower cubicle, WC, wash basin, radiator, laminate timber flooring, radiator, extractor fan, Velux style window.

### Outside

Car parking driveway for 2 cars, low maintenance rear garden being nicely landscaped with paved patio and pergola to sit out and relax, raised garden area with shrubbery and slate decorative areas. All enclosed within timber fencing creating privacy. Rear pathway leading out behind neighbours to bring in any goods.

### Broadband and Mobile phone

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

### Services

### Tenure

Freehold

### Council Tax

D

### 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 down and take the next left turning. Continue along for another 50 yards and the property is located further along on the left.

