



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

**13 Dan Y Cwarre  
Carway  
Kidwelly  
SA17 4JA**

Offers In Region Of **£169,500**



- Well Presented Modern 3 Bedroom (En Suite) House
- Popular Village Location Close To Ffoslas Racecourse
- Well Maintained & Ready For Immediate Occupation
- Ent Hall, WC, Living Room, Kitchen/Diner 3 Beds, 2 Baths
- Low Maintenance Rear Garden & Decking/Patio
- Enclosed Garden For Relaxation & Entertaining
- Allocated Car Parking Area For 2 Cars
- Only 15 Minutes Drive From Pembrey Coastal Park
- Modern Residential Development
- Viewing Recommended!!

### General Description

A modern 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 to relax with allocated car parking for 2 cars. The property is situated on a modern residential development of different style properties within the popular village of Carway, being easily accessible to the popular race course and 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](mailto:surveys@ctf-uk.com).

Tel: **01267 230 645**

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

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



## Dan Y Cwarre, Carway, Kidwelly.

### Property Description

The property which is an end terraced of three dwellings, and is located on a modern residential estate of different style properties, being easily accessible to all amenities. The house offers well presented accommodation throughout ready for immediate occupation, with gas central heating and double glazed windows.

The 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 allocated car parking for 2 cars which is a short distance away from the property, with nicely presented low maintenance rear garden to relax and enjoy including decking/patio area and lawn 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 Hall

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

### Separate WC (5' 07" x 3' 02" ) or (1.70m x 0.97m)

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

### Living Room (14' 06" x 12' 02" ) or (4.42m x 3.71m)

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

### Kitchen/Diner (15' 03" x 9' 0" ) or (4.65m x 2.74m)

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, timber effect flooring, window to rear, fridge space, plumbing for washing machine and dishwasher, spot lighting, gas central heating boiler, radiator, double glazed French doors to rear garden.

### First Floor Landing

Built in cupboard, doors to:

### Bedroom 1 (12' 02" Max x 9' 06" ) or (3.71m Max x 2.90m)

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

### En-Suite Shower Room (6' 03" x 5' 05" ) or (1.91m x 1.65m)

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, radiator.

### Bedroom 3 (7' 08" x 5' 11" ) or (2.34m x 1.80m)

Window to rear, radiator.

### Bathroom (6' 02" x 6' 0" ) or (1.88m x 1.83m)

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

### Outside

Car parking allocation for 2 cars which is located a short distance away from the property. Nicely presented low maintenance garden to rear being and ideal place to relax and enjoy. Large decking/patio area ideal for family entertaining and BBQ's leading out to lawn garden with timber fencing and side pathway.

### 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, gas central heating and double glazing.

### Tenure

Freehold

### Council Tax

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### Directions

From Carmarthen take the A484 Llanelli road and carry on through the village of Cwmffrwd, and take a left turning at the bend signposted Pontyiets. Carry on for approx 5 miles passing through Meinciau and down into Pontyiets, and 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 right and immediate left into Waungron and take the next left turning into Dan Cwarre, and continue down and around to the right where the property can be found further along on the left.

