

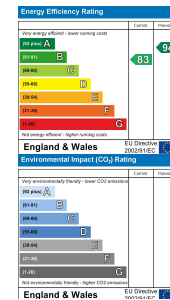


24 Heol Y Plas, Ffos Las, Kidwelly, Carmarthenshire, SA17 4JG

- Detached, Modern "Turn-key" Property
- Four Bedrooms
- Cloakroom, Bathroom & En-suite Shower-room
- Driveway & Garage
- Rear Enclosed Garden Set Over Two Tiers
- Immaculately Presented Throughout
- Popular Residential Estate
- EPC RATING B. COUNCIL TAX BAND E.

£245,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile





Are you wanting to experience modern living at it's best then take a look at what this property can offer you! Situated in the popular Ffos Las residential estate, we here at West Wales Properties are pleased to offer for sale this "turn-key" well-presented, four bedroom detached home. Viewing is highly recommended for you to appreciate what's behind the door of number 24, from the size, location and presentation so call us today on 01554 759655. EPC RATING B. COUNCIL TAX BAND E.

Accommodation comprises : Hallway, lounge, kitchen/diner, utility room, cloakroom, landing, bathroom and four bedrooms with en-suite shower room to master bedroom. Externally, open aspect frontage with driveway for two vehicles and garage. Secure gated pedestrian access that leads to the rear garden. A good-size rear enclosed garden split into two tiers. One tier is laid with astro-lawn, second tier is a raised decked area.

Situated in Ffos Las just off the cusp of Carway in the second development. Carway is conveniently situated approximately seven miles to Llanelli, Twelve miles to Carmarthen and eighteen miles to Swansea so is ideal for commuting. Carway has been developed in recent years much thanks to the prestigious Ffos-Las race course. There are public transport links between the major towns and for children there is a local primary school.



..AGENTS VIEWING NOTES

KEY INFORMATIONBeing sold via a part-exchange company, we have no PIQ on file and some information may be limited. Mains water, gas, electric and sewerage connected. Council tax band E. For this location, according to Ofcom, the following information is available: Broad availability - Ultrafast (900 Mbps). Mobile availability - Variable in-home mobile phone coverage for O2 and Three only. Full outdoor mobile phone coverage for all networks. From the information currently available to the Coal Authority, a mining report is recommended for this property. Can we politely ask that all shoes are to be removed prior to viewing. WHAT3WORDS///flies.press.overheat

HALLWAY

LOUNGE

KITCHEN/DINER

UTILITY ROOM

CLOAKROOM

LANDING

BATHROOM

BEDROOM 1

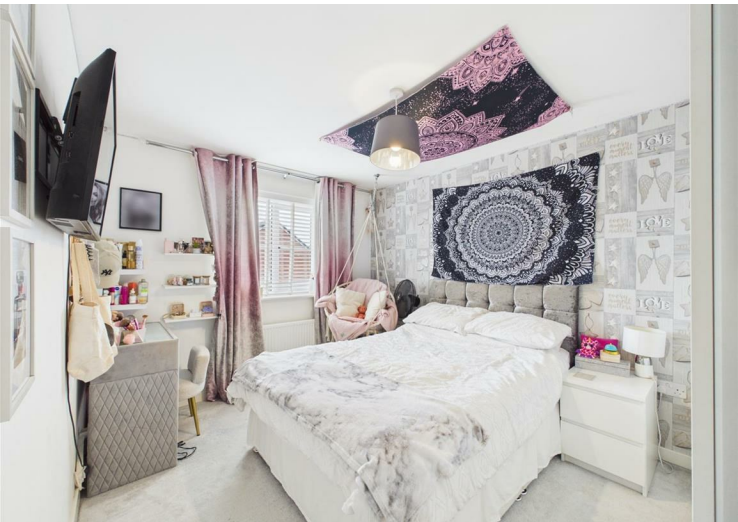
EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

GARAGE



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.