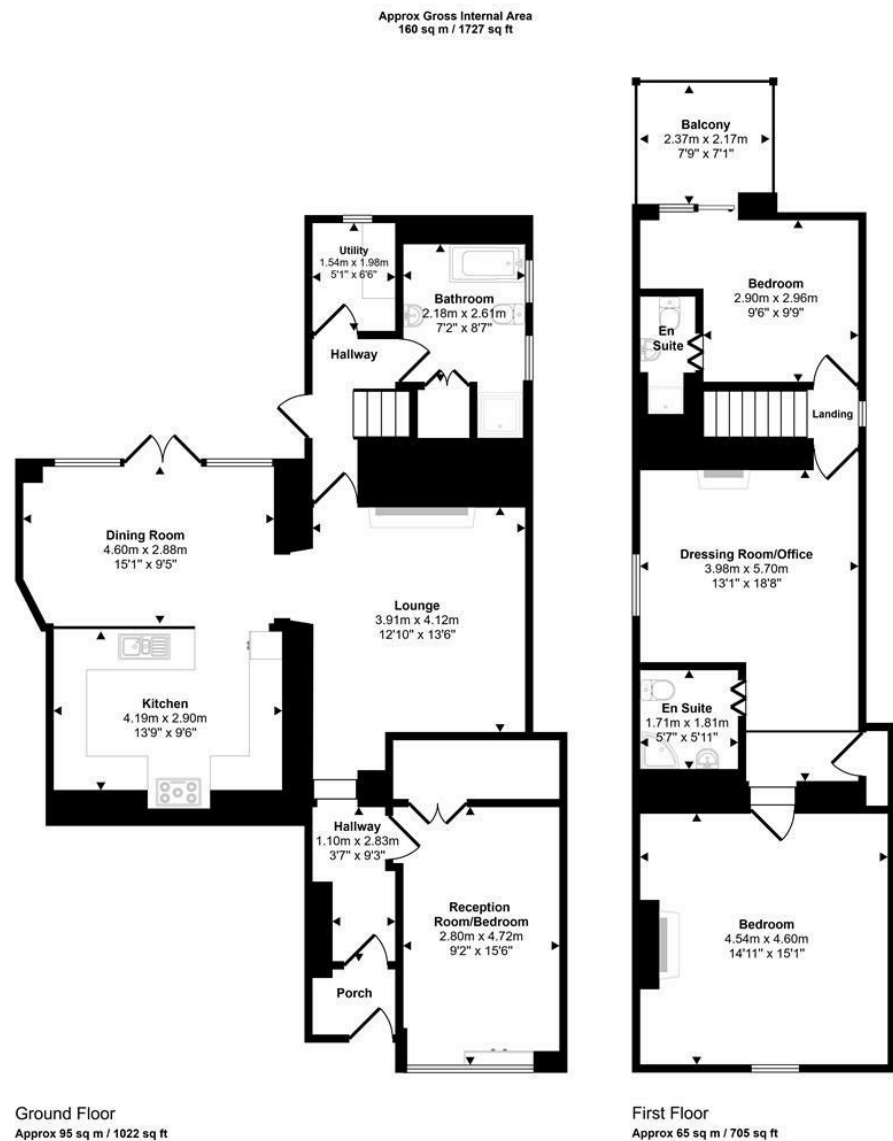




VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'B'

HEATING: Gas

ref: CFP/CFP MARCH OK

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

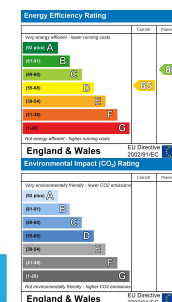


Henblas 23 Bridge Street, Kidwelly, Carmarthenshire, SA17 4UU

- TERRACED HOUSE
- KITCHEN/DINER
- BATHROOM AND TWO EN-SUITES
- VIEWS OVER THE RIVER GWENDRAETH
- HEATING - GAS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- ENCLOSED REAR GARDEN
- TOWN CENTRE LOCATION
- EPC - D

£165,000

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

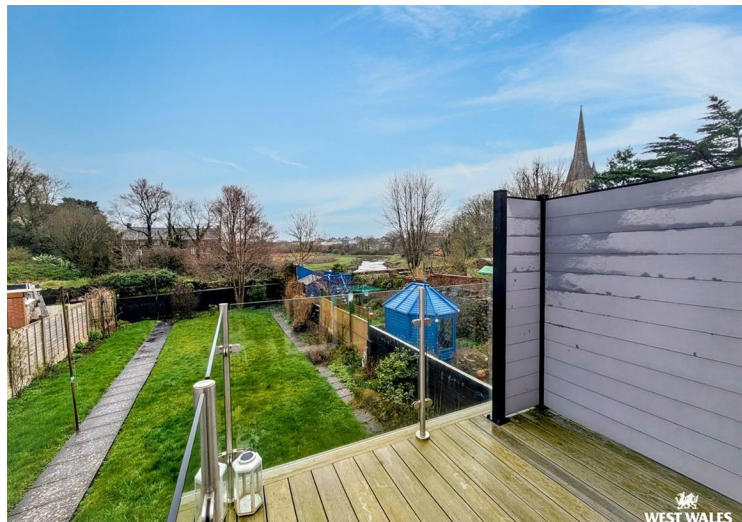


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The Agent that goes the Extra Mile





Looks can be deceiving – viewing is highly recommended to fully appreciate the size and versatility this well-presented three-bedroom terraced home has to offer, ideally situated in the heart of the historic town of Kidwelly.

Arranged over two floors, the property provides flexible accommodation including an entrance porch leading into a hallway, a reception room which could alternatively be used as a bedroom, and a main lounge featuring a log burner, creating a warm and inviting focal point. To the rear, the kitchen opens through to a separate dining room, ideal for both everyday living and entertaining, with French doors leading directly onto the enclosed rear garden.

The garden itself is a particularly appealing feature, offering a private and secure outdoor space with a patio area perfect for al fresco dining and a lawn ideal for children, pets, or simply relaxing. This low-maintenance yet versatile outdoor setting enhances the overall lifestyle appeal of the home, providing a seamless extension of the living space during warmer months.

A utility room and family bathroom complete the ground floor.

To the first floor are two bedrooms, both benefiting from en-suite facilities, with one enjoying access to a balcony overlooking the River Gwendraeth. The property also features a dressing room/office, currently utilised as a bedroom, providing valuable additional and versatile accommodation.

Kidwelly is a sought-after historic township, renowned for its castle, and offers a range of day-to-day amenities including shops, a junior school, places of worship, eateries and a mainline railway station with links to London Paddington.

The property is located just over a mile from Pembrey Country Park, known for its sandy beach, cycle track, ski slope, motor racing centre and woodland walks. The larger towns of Carmarthen and Llanelli are both approximately nine miles away, offering a wider range of shopping, schooling and transport links, including access to the M4.



DIRECTIONS

From our office in Carmarthen continue onto Lammas Street. Follow the road as it leads you out of the town centre, then pick up signs for the A484 toward Llanelli. Join the A484 and stay on it for several miles. As you approach Kidwelly, follow signs for the town centre and keep on the main road as it becomes Causeway Street. Continue straight ahead, then turn onto Bridge Street. Follow Bridge Street through the town, and you'll see our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.