



18 Ffordd Maes Gwilym, Kidwelly, SA17 4AX

£235,000

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Davies Craddock Estates is delighted to present for sale this well-presented detached property in Ffordd Maes Gwilym, Carway.

This attractive family home offers spacious internal accommodation. Upon arrival, a private driveway leads to a generous garage. Inside, you will find a large, welcoming living room featuring double doors that open directly onto the beautiful rear garden, seamlessly blending indoor and outdoor space. The ground floor is completed by a practical cloakroom and a kitchen diner. To the first floor, the property boasts three well-proportioned bedrooms, including a master bedroom complete with a private ensuite, alongside a family bathroom.

Externally, a lovely rear garden provides the perfect space for relaxation, featuring both a paved patio and lawn area with artificial grass.

Carway offers a peaceful village lifestyle while remaining highly convenient. The thriving town of Llanelli is less than a 20-minute drive away. Local attractions such as Glyn Abbey Golf Club and Ffos Las Racecourse are practically on your doorstep.

Early viewing is essential to see what this property has to offer.

Entrance Hallway

Tiled flooring, window to front, stairs to first floor.

Cloakroom

Fitted with W/C, hand wash basin, radiator, tiled flooring, window to front.

Living Room

19'5" x 11'2" approx. (max) (5.92 x 3.41 approx. (max))

Tiled flooring, under stairs storage cupboard, radiator, double doors to rear.





Kitchen/Diner

9'10" x 12'9" approx. (3.00 x 3.89 approx.)
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and gas hob with extractor hood over, space for washing machine and fridge/freezer, radiator, tiled splash backs, tiled flooring, wall mounted boiler (IDEAL) window to rear.

Landing

Airing cupboard, loft access (not boarded)



Bedroom One

10'5" x 13'10" approx. (3.18 x 4.24 approx.)
Two windows to front, two radiators, storage cupboard

En-Suite

10'5" x 3'8" approx. (3.18 x 1.12 approx.)
Fitted with W/C, hand wash basin, double shower cubicle, wall mounted mirror cabinet, heated towel rack, tiles flooring, window to front.

Bedroom Two

10'11" x 11'2" approx. (max) (3.35 x 3.41 approx. (max))
Window to rear, radiator.

Bedroom Three

7'8" x 9'8" approx. (max) (2.36 x 2.97 approx. (max))
Window to rear, radiator.

Bathroom

7'0" x 6'0" approx. (2.15 x 1.84 approx.)
Fitted with W/C, hand wash basin, panelled bath, tiled splash backs, tiled flooring, radiator, window to side.

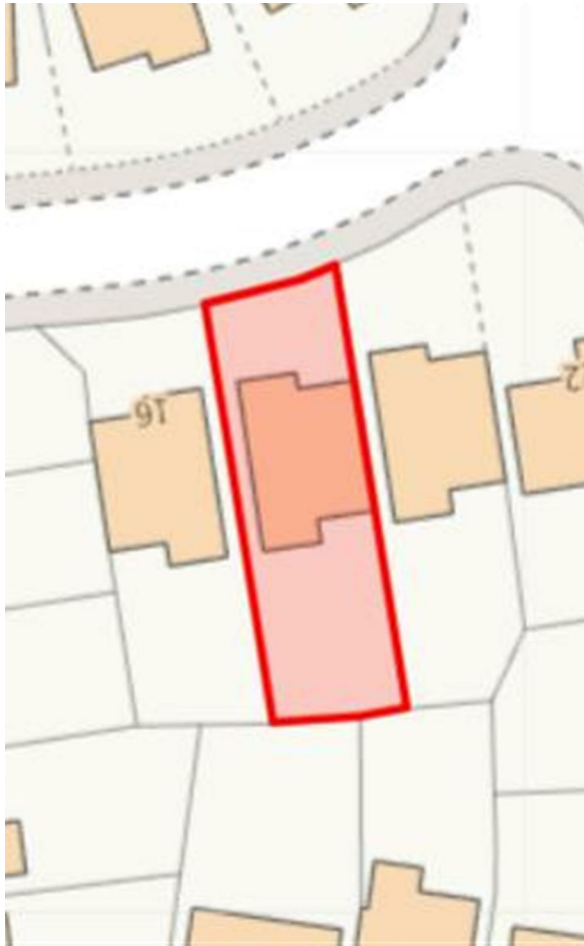
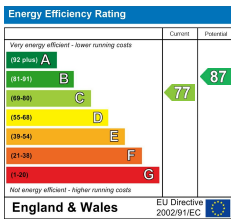
External

Front : Driveway for two cars leading to garage
Rear : Enclosed garden with lawn and patio area.

Garage

20'2" x 9'11" approx. (6.16 x 3.03 approx.)
Up and over door.,





These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

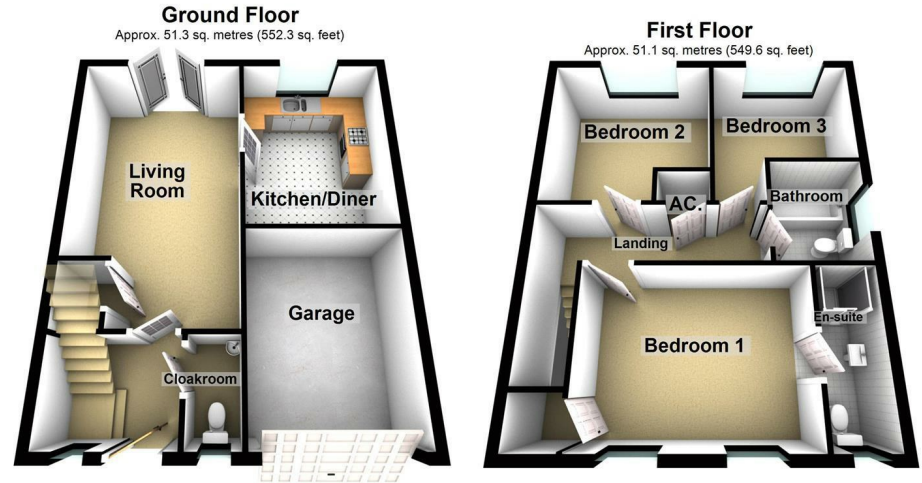
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

Photographs, images and digital media used within these particulars may have been enhanced, edited, digitally altered or virtually staged for marketing purposes, including but not limited to adjustments to lighting, colour, sky replacement, image quality, decluttering or presentation. Such images are intended to provide a general indication of the property only and should not be relied upon as an exact representation of the current condition, layout, boundaries, fixtures, fittings or surroundings of the property. Purchasers should satisfy themselves by inspection or otherwise as to all aspects of the property.



Total area: approx. 102.4 sq. metres (1101.9 sq. feet)

- Detached Property
- Three Bedrooms
- Master En-Suite
- Driveway & Garage
- Enclosed Rear Garden
- Council Tax - D (information provided by local authority and subject to change)
- Mains Gas, Electric, Water & Drainage
- EPC - C Approx. 85m2
- Freehold
- Viewing Essential

Average Broadband Speed		
Estimated		
STANDARD 6 mb/s	SUPERFAST 61 mb/s	ULTRAFAST N/A
Mobile Coverage Based on indoor network strength		
8	3	O ₂
EE	BT	Vodafone

We'd love to hear what you think!
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A REVIEW**



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