

Approximate total area(1)

987 ft²

91.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'E'

WHAT3WORDS///flies.press.overheat

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on SC/SC/0926/OK

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

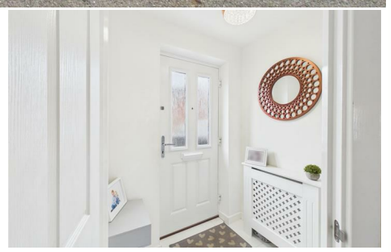
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



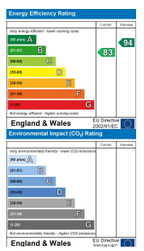






24 Heol Y Plas, Ffos Las, Kidwelly, Carmarthenshire, SA17 4JG

- 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

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The Agent that goes the Extra Mile



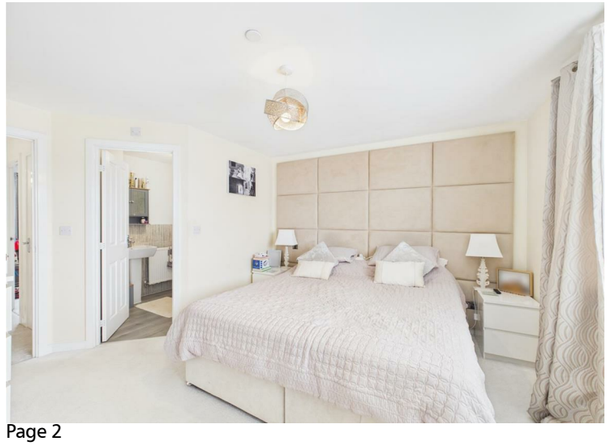


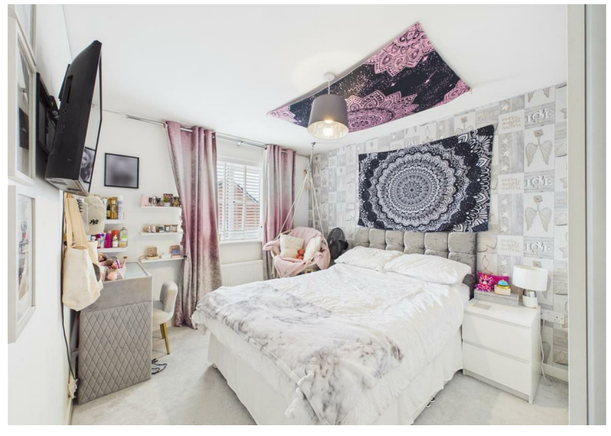




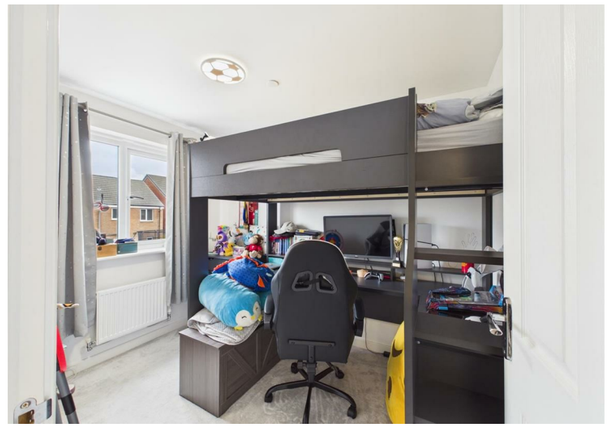












Are you wanting to experience modern living at it's best then take a look at what this property can offer you! Situated in the popular Ffos Las residential estate, we here at West Wales Properties are pleased to offer for sale this "turn-key" well-presented, four bedroom detached home. Viewing is highly 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

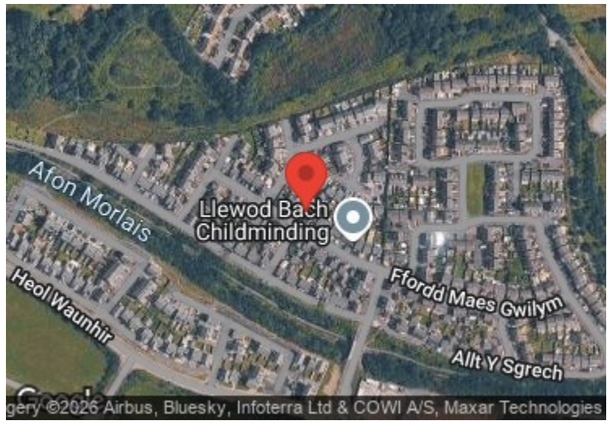
EN-SUITE SHOWER ROOM

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.