



65 Water Street, Kidwelly, SA17 5BZ

£299,995

 2  2  2  C



Davies Craddock Estates are delighted to present for sale this charming and versatile detached two-bedroom cottage, currently arranged as two separate holiday let units, offering an excellent lifestyle or investment opportunity.

The property has been tastefully renovated by the current owner, carefully blending modern convenience with rustic charm and character throughout. From exposed features to thoughtful finishes, the cottage delivers a warm, inviting feel in both units.

Internally, the accommodation is configured as two self-contained spaces, each benefiting from its own kitchen and bathroom facilities, allowing for flexible use as holiday lets, multi-generational living, or reversion back to a single dwelling if desired.

Externally, the property continues to impress with off-road parking for multiple vehicles, a valuable and practical feature for both owners and guests alike. In addition, the property benefits from purchased solar panels, enhancing energy efficiency and reducing ongoing running costs.

Please note, there is a public right of way running through part of the boundary, a common feature within properties of this nature, which should be taken into consideration by prospective purchasers.

The property further comprises:





### Living Room

14'2" x 10'11" approx. (4.32 x 3.35

approx. )

Window to front, wooden flooring, feature fireplace, original beams, stone feature walls, stairs to first floor, under stairs storage, two radiators

### Kitchen

14'0" x 5'5" approx. (4.29 x 1.67 approx. )

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, electric hob and oven with extractor hood over, space for washing machine, fridge freezer and dishwasher, radiator, window to fore, tiled flooring, feature stone wall.



### Bedroom

14'5" x 14'2" approx. (4.40 x 4.32 approx. )

Window to front and side, wooden flooring storage cupboard/wardrobe, beams, radiator.

### Bathroom

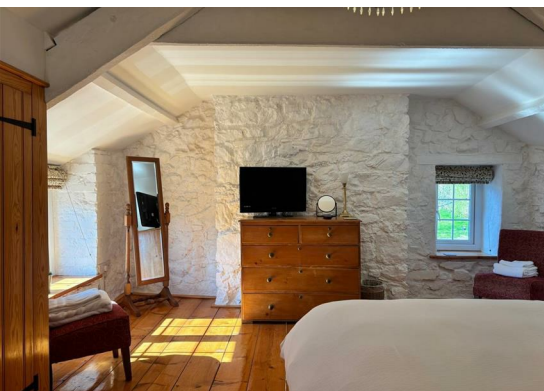
Fitted with W/C, wash hand basin, bath with shower over, bidet, airing cupboard housing boiler (Worcester), tiled flooring and walls, stone feature wall.

### Living Room

17'10" x 14'0" approx. (5.46 x 4.29

approx. )

Window to front, wooden flooring, feature fireplace, original beams, stone feature walls, stairs to first floor, under stairs storage, two radiators



### Kitchen

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, electric hob and oven with extractor hood over, space for washing machine, fridge freezer and dishwasher, radiator, window to fore, tiled flooring, feature stone wall.

### Bedroom

18'0" x 12'6" approx. (5.50 x 3.82 approx. )

Window to front and side, wooden flooring storage cupboard/wardrobe, cupboard (housing solar meter), beams, radiator.

### Bathroom

5'4" x 14'0" approx. (1.63 x 4.29 approx. )

Fitted with W/C, wash hand basin, bath with shower over, bidet, airing cupboard housing boiler (Worcester), tiled flooring and walls, stone feature wall.

### External


Gated Driveway for multiple vehicle Please note \* The property has a public right of way within boundary access via a separate side pedestrian gate. Two garden sheds for storage.

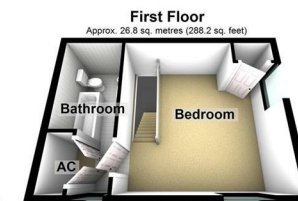
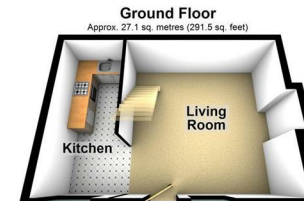
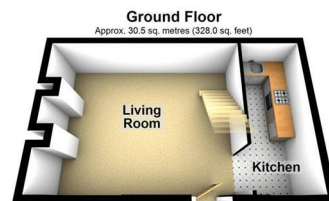
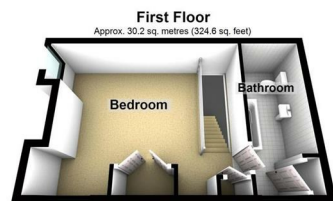


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Detached Cottage, Currently Used As Two Separate Holiday Lets
- Two, Living Rooms, Two Bedrooms, Two Kitchens & Two Bathrooms
- EPC - C 9approx 110m2/1184ft2)
- Council Tax Band: Exempt (subject to business rates) – Previously Band D.
- Gated Driveway
- Purchased Solar Panels
- Mains Gas, Water, Electricity & Drainage
- No Chain. Freehold
- Public Right Of Way Within Boundary
- Unique Proposition Flexible accommodation / investment potential

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Total area: approx. 60.6 sq.

Total area: approx. 53.9 sq. metres (579.7 sq. feet)

These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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



SCAN ME  
 Google  
 Reviews ★★★★★

