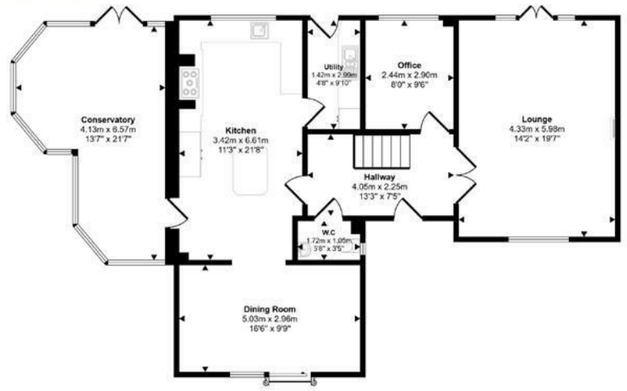
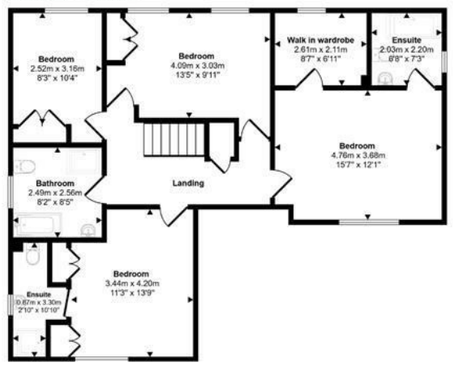
Floor Plans

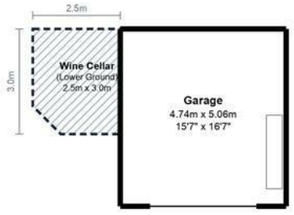
Ground Floor
Approx 113 sq m / 1,214 sq ft



First Floor
Approx 92 sq m / 986 sq ft



Garage & Lower Ground Floor
Garage approx 24 sq m / 258 sq ft



Plans are shown at a common approximate scale for comparison. Illustrative only; all measurements are approximate.

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.

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

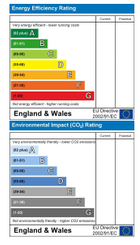
01267 236655
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Holly Lodge Castle Court, Kidwelly, SA17 5EF

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- TWO ENSUITES & FAMILY BATHROOM
- OPEN PLAN KITCHEN & DINING ROOM
- HEATING-GAS
- FOUR DOUBLE BEDROOMS
- CONSERVATORY
- GARAGE & OFF ROAD PARKING
- VIEWS OF ESTUARY AND KIDWELLY CASTLE
- EPC-TBC

£475,000



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The Agent that goes the Extra Mile

We Say...

Welcome to this versatile four-bedroom detached family home, ideally positioned to enjoy views across the estuary and towards the iconic Kidwelly Castle. Offering flexible accommodation and a range of living spaces, the property is suited to modern family life, with plenty of scope for both everyday living and entertaining.

Upon entering, the hallway leads into the ground-floor accommodation, comprising a kitchen diner, separate utility room, lounge, office, W.C. and conservatory. The kitchen diner provides a central space for cooking and dining, while the lounge offers a dedicated area for relaxing. The additional office is ideal for home working, and the conservatory extends the living accommodation, providing a further space to unwind while enjoying views across the surrounding area.

Upstairs, four double bedrooms provide accommodation for family members and guests. The principal bedroom benefits from an ensuite bathroom and walk-in wardrobe, while the second bedroom features its own ensuite shower room. A family bathroom, fitted with both a bath and a walk-in shower, serves the remaining bedrooms.

Externally, the property benefits from a private driveway providing off-road parking, together with a garage.

Combining four double bedrooms, versatile living accommodation and views across the estuary towards Kidwelly Castle, this detached home offers a range of features for families seeking a home in this historic coastal town.

Viewings are highly recommended.







DIRECTIONS

Starting from Dark Gate in Carmarthen, continue onto Lammas Street. Turn left onto Morfa Lane (B4312), then follow the A4242 and A40 before taking the third exit at Pensarn Roundabout onto the A484. At the next roundabout, take the third exit to remain on the A484, then take the second exit at the following roundabout to continue along the A484 towards Kidwelly. Continue for approximately 7.4 miles before reaching Carmarthen Road. At the roundabout, take the second exit onto Carmarthen Road, then continue onto Water Street. Turn left onto Castle Road, followed by a right onto Castle Street, where the destination will be on your right.

GENERAL INFORMATION

GENERAL INFORMATION
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.
TAX: Band F
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/JTP/10/26DRAFT

LOCATION AERIAL VIEW

























