

Approximate total area(1)

1408 ft²

130.7 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///tungsten.builder.plans

*** 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

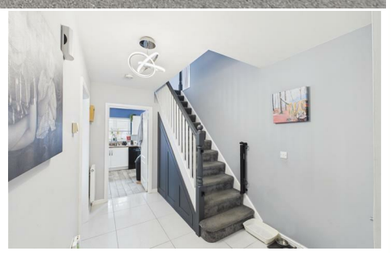
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



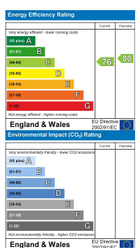






10 Heol Waungron, Carway, Kidwelly, SA17 4HY

- Timber-framed Modern Property
- Lounge & Orangery
- Garage & Driveway For 2 Cars
- Ideal Family Home
- EPC RATING C. COUNCIL TAX BAND E.
- Four Bedrooms
- Cloakroom, Bathroom & En-suite Shower-room
- Rear Enclosed Garden
- Popular Residential Estate

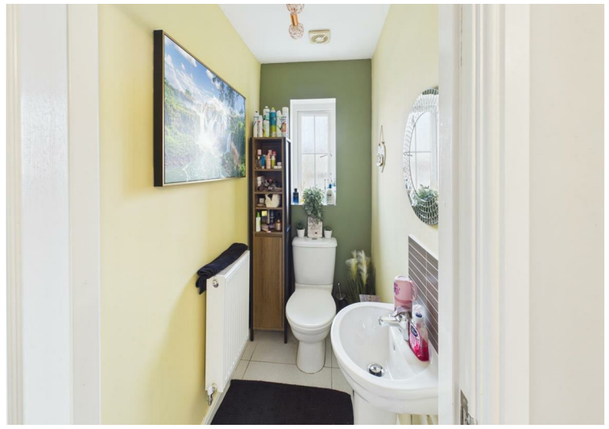


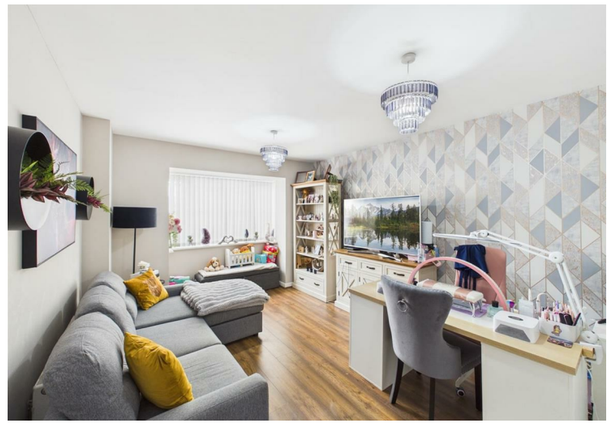
O.I.R.O £250,000

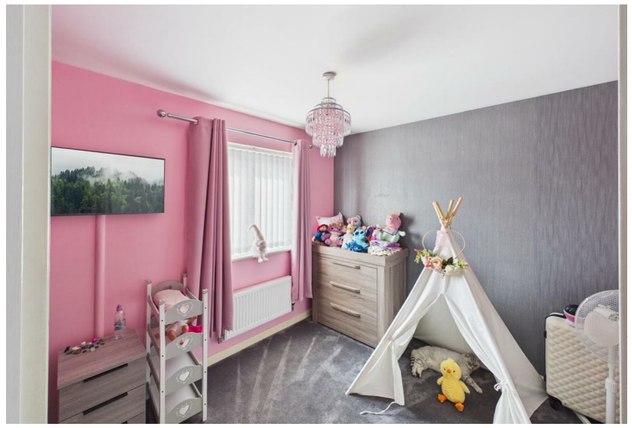
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

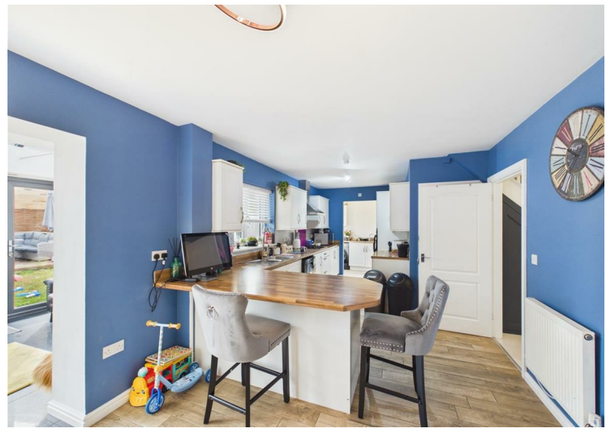
The Agent that goes the Extra Mile

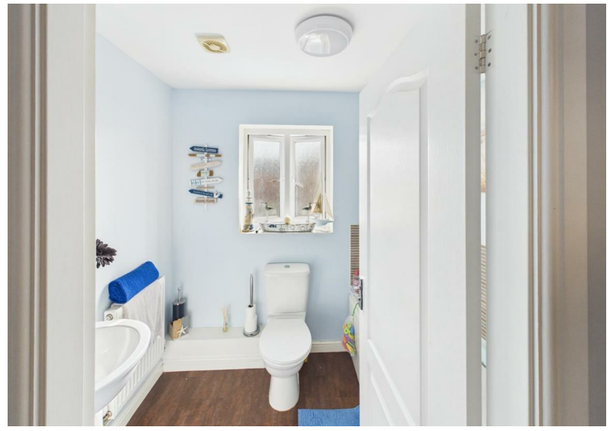












Situated in the popular residential estate of Ffos Las we have for sale this spacious four bedroom detached property. An excellent example when it comes to a family home where the size inside the house also mirrors the rear garden, something quite rare to find. Call us today on 01554 759655 to arrange a viewing so you can also appreciate the size, presentation and location this property has to offer. EPC RATING C. COUNCIL TAX BAND E.

Accommodation comprises : Hallway, cloakroom, lounge, spacious kitchen/breakfast/diner, utility room, orangery, landing, bathroom and four bedrooms-master with en-suite shower-room. Open-aspect frontage mainly laid to lawn with driveway for 2 vehicles and garage. To the rear, a good-size enclosed garden mainly laid to lawn with secure gated pedestrian access to the side.

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 - Superfast (50 Mbps). Mobile availability - variable indoor mobile coverage with Three only, good outdoor mobile phone coverage for all networks. From the information currently available to the Coal Authority, a mining report is recommended for this property.
WHAT3WORDS///tungsten.builder.plans

HALLWAY

CLOAKROOM

LOUNGE

KITCHEN/DINER

UTILITY ROOM

ORANGERY

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.