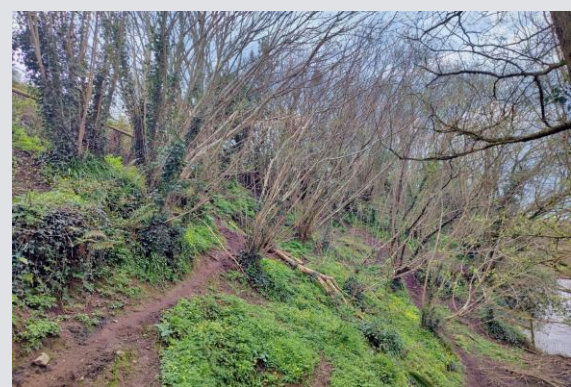




- Three Bedroom Semi Detached House
- Garage / Store, Greenhouse and Dog Kennel
- Large Garden Fronting The River Gwendraeth Fach
- Elevated Position with Views Over The River and Water Meadows
- Approx. 0.3 Acres



GENERAL AND SITUATION

Approximate Distances:

Pembrey / Beach 4 miles • Llanelli 9 miles • Carmarthen 10 miles • Swansea 20 miles
M4 Motorway (Junction 48) 13 miles

A three bedroom, three storey, semi detached house set in large grounds with frontage to the River Gwendraeth Fach, in an elevated position with views over the river and water meadows.

The house is understood to have been built in the 1890's and together with the outbuildings and grounds it now requires refurbishment, although it had extensive works carried out in 2008, and newly installed solar panels and air-source heat pump in 2023. It is set down a short, no-through road on the edge of a housing estate within walking distance of (Cydweli) Kidwelly.

Kidwelly is a popular small town with a range of local amenities including pubs, shops, restaurants and schools. Ffoslas Racecourse and the popular beaches at Pembrey are within easy reach whilst full ranges of shops and amenities are provided by Carmarthen and Swansea.

THE RESIDENCE

A three storey semi detached house requiring refurbishment. There are solar panels and an air source heating system, the accommodation with approx. room sizes is as follows:

Ground Floor

Reception Hall tiled floor, door to:

Lounge / Dining Room 20'7 x 10'2 (about 6.3m x 3m) front and rear windows, brick fireplace with log burner, slate floor

Bathroom 7'6 x 5' (about 2.3m x 1.5m) rear window, panelled bath with shower over, WC, wash hand basin

From the hall, stairs lead down to the:

Lower Ground Floor

Kitchen 15'1 x 9'3 (about 4.6m x 2.8m) rear window, built-in range of base and eye level units, tiled floor, plumbing for washing machine and dishwasher, 1½ bowl sink with drainer and mixer tap, Range cooker with extractor hood

From the hall, stairs lead up to the :

First Floor

Landing with loft access and doors to:

Bedroom 15'9 x 9'7 (about 4.8m x 2.9m) two front windows

Bedroom 10'7 x 7'7 (about 3.2m x 2.3m) rear window

Bedroom 7'2 x 7' (about 2.1m x 2.1m) rear window





OUTSIDE, OUTBUILDINGS & LAND

The property is set down a short no-through road and has a front parking area with space for a couple of vehicles.

The large gardens and grounds adjoin to the side and rear on a sloping, north facing bank leading down to the River Gwendraeth Fach.

Within the grounds there is a **Semi Derelict Garage** and **Greenhouse** plus a **Dog Kennel** with adjoining run. There are a number of fine mature trees within the garden and along the riverbank.



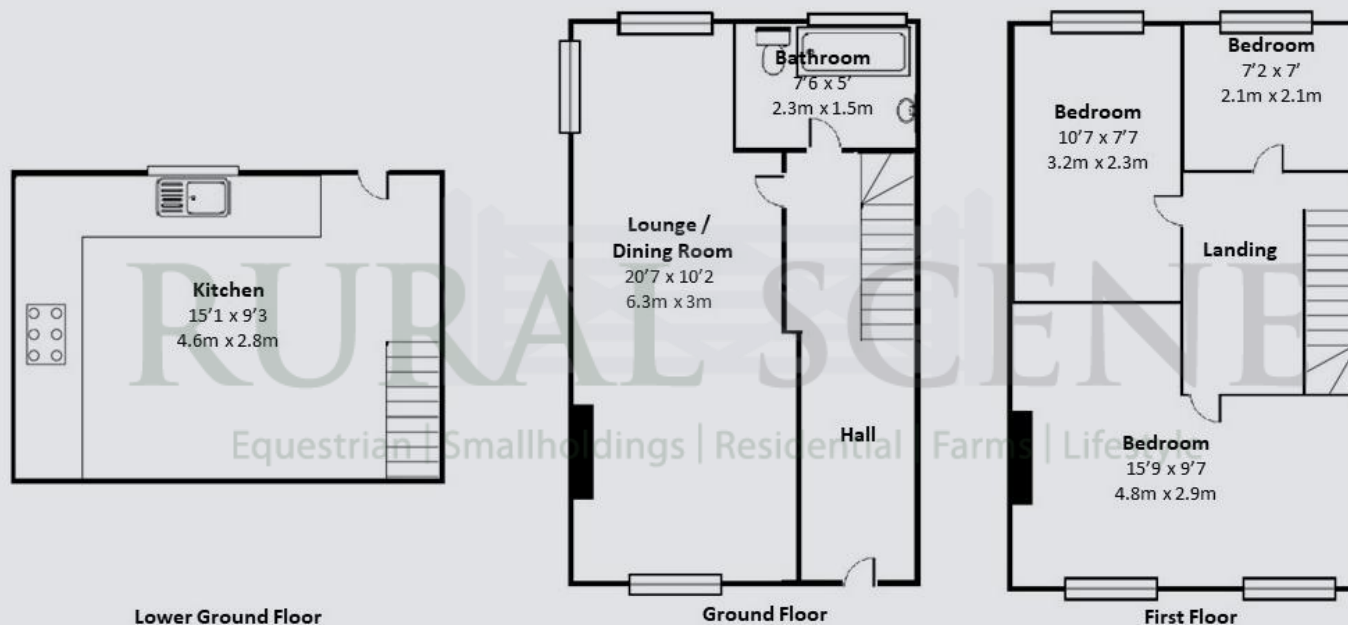
IN ALL APPROX. 0.32 ACRES
(About 0.1 Hectares)



RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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**VIEWING**

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL

Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (Septic Tank), AIR-SOURCE HEAT PUMP, SOLAR PV PANELS (Installed 2023), TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** C **COUNCIL TAX** B

DIRECTIONS

From the A484 Kidwelly Bypass, proceed into Kidwelly along Priors Street and take the second turning right into Ger Y Gwendraeth. At the end of the lane continue straight on into Heol Llwyfen / Elm Grove Road and proceed for approx. 100 yards to Sycharth which is the left side of the pair of semis.

what3words ///informal.downcast.workflow

RURAL SCENE

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited SYCHARTH but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

