



28 Gwendraeth Town, Kidwelly, SA17 4UB

£119,995

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Davies Craddock Estates are pleased to present for sale this charming three-bedroom terraced home situated in Gwendraeth Town, Kidwelly.

This inviting property features a spacious living room, a functional kitchen, and a family bathroom on the ground floor. Upstairs, you will find three well-proportioned bedrooms.

The exterior offers a unique and versatile layout. To the front, accessible via a right of way, is a separate, fully enclosed garden with patio and lawn area which also includes two substantial outbuildings, providing excellent storage or workshop potential.

Perfectly positioned for family life, the home is within walking distance of Ysgol Y Castell and Ysgol Gwenllian, and is just a short stroll from local amenities like the Co-op and the historic Kidwelly Castle. With excellent transport links via the nearby railway station and the A484, this property combines the charm of a historic town with easy access to Llanelli and Carmarthen.

With no onward chain, early viewing is essential to see what this property has to offer.

Entrance

Door into;

Hallway

Stairs to first floor, laminate flooring, radiator, opening to:

Living Room

14'2" x 20'1" approx (4.32 x 6.13 approx)

French doors to fore, feature fireplace with gas fire and surround, under stairs storage cupboard, radiator.





Kitchen

11'8" x 9'6" approx (3.56 x 2.92 approx)

Window and door to rear, tiled flooring, wall and base units with worktop over, sink and drainer, gas hob, integrated electric oven, microwave and fridge freezer, wall mounted boiler,

Bathroom

9'6" x 4'9" approx (2.92 x 1.45 approx)

Window to rear, W/C, hand wash basin set in vanity unit, panelled bath, tiled wall and flooring, loft access.



First Floor Landing

Window to rear, loft access (pull down ladder and part boarded)

Bedroom One

10'1" x 10'9" approx (3.09 x 3.30 approx)

Window to fore, laminate flooring, radiator.

Bedroom Two

10'9" x 6'11" approx (3.30 x 2.13 approx)

Window to rear, wooden flooring, radiator.

Bedroom Three

7'1" x 8'9" approx (2.17 x 2.69 approx)

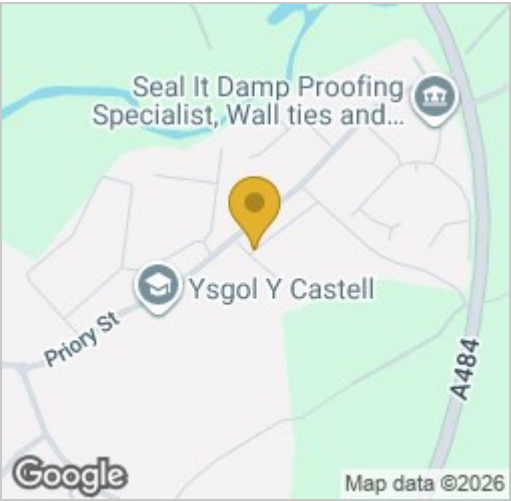
Window to fore, laminate flooring, radiator.

Externally

Enclosed garden to front - patio and lawn area with two outbuildings/workshops (not inspected)

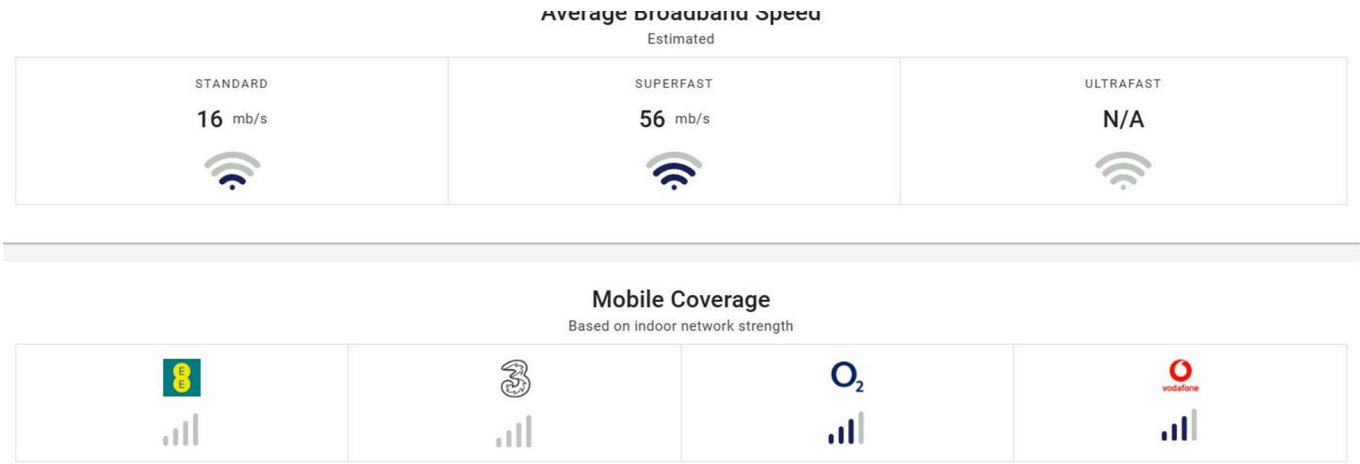


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Terraced Home
- Three Bedrooms
- On Road Parking
- Enclosed Garden To Front
- Two Outbuildings/Workshops
- EPC - C (approx 81m2/882ft2)
- Council Tax - A (February 2026)
- Mains, Gas, Electric, Water & Drainage
- Freehold
- No Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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!

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A REVIEW



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