



## Little Rowan , Kidwelly, SA17 4HW

### Offers Over £350,000

A REMARKABLE 4 BEDROOM NEW BUILD - crafted to an exceptional standard, blending clean architectural lines with high-spec finishes. Inside, GENEROUS PROPORTIONS & NATURAL LIGHT set the tone. The expansive open-plan kitchen, dining & living space is designed for modern life - whether it's hosting friends, family gatherings, or your simple daily routine. Triple windows and full-width bi-fold doors open seamlessly to the garden, creating an easy flow between indoors and out. The kitchen is a true focal point with gloss-grey cabinetry, marble-effect worktops, a statement dining island, integrated appliances and a separate utility, making it as practical as it is striking. Two ground floor bedrooms, alongside a contemporary bathroom, provide flexible options - ideal for guests, a home office, or MULTI-GENERATIONAL LIVING. Upstairs, the home reveals two vast double bedrooms, each enhanced by multiple Velux windows, eaves storage and a Jack & Jill bathroom. This layout allows for privacy as well as shared spaces, perfect for families with teenagers or visiting relatives. With a thoughtful design that balances lifestyle and luxury, this home adapts effortlessly to changing needs.

Externally, the setting is a work in progress, with a gravelled frontage offering parking for two to three cars and the framework for a neat lawn and rear patio taking shape. An outdoor space being created to suit modern living, with scope for new owners to add their own touches. Located in Kidwelly, offering the best of both worlds: a relaxed pace of life in a historic coastal town, with everyday amenities close at hand. And excellent transport links by road & rail make it easy to reach Llanelli, Carmarthen and beyond, keeping you well connected while enjoying a quieter setting. Call to view now!

## **Hallway**

17'11" x 9'3" widest (5.48 x 2.82 widest)

Expansive hallway featuring immaculate smooth white plastered walls, tall feature radiator and wood-effect flooring. Doors open to the main open-plan living area, bathroom and two double bedrooms.

## **Kitchen**

17'1" x 13'10" (5.22 x 4.22)

The kitchen is a real centrepiece - designed for both everyday living and entertaining. Sleek grey gloss units and a marble-effect worktop frame the space, complemented by a long dining island that invites family and friends to gather. Bi-fold doors open directly to the garden, blending indoor & outdoor living, while a tall feature radiator and wood-effect flooring add warmth and style. With integral appliances including a fridge-freezer, double ovens, dishwasher, induction hob with built-in extractor and a composite sink. And with a separate utility room, it's a space that's as practical as it is striking.

## **Living/Dining Room**

18'10" x 17'1" (5.76 x 5.22)

The living area flows seamlessly from the kitchen, creating an open, social space filled with natural light from a set of four tall windows. Wood-effect flooring and a tall feature radiator add warmth and style, while the open layout makes it perfect for both relaxed evenings and entertaining.

## **Utility Room**

7'3" x 7'0" (2.21 x 2.15)

The utility room is designed with everyday practicality in mind, offering a fitted worktop and space for three appliances. A door to the outside makes it ideal for laundry or muddy boots, keeping the main living spaces clutter-free and organised.

## **Bathroom One**

9'5" x 8'10" (2.88 x 2.71)

The bathroom is generously proportioned, with a shower over the bath, sink and WC. A heated towel rail and a window add comfort and brightness, making it a practical space for the two ground-floor bedrooms.

## **Bedroom One**

16'4" x 10'1" (5.00 x 3.08)

One of two double bedrooms located on the ground floor and one of four in total. Comprising dual pvcu windows to the front aspect, fitted carpet and tall radiator.

## **Bedroom Two**

14'11" x 8'8" (4.57 x 2.66)

Second double bedroom with fitted carpet, radiator and pvcu windows to the rear aspect.

## **Landing**

13'7" x 6'7" (4.16 x 2.02)

First floor landing space with built-in storage, fitted carpet and doors to bedrooms three & four.

## **Bedroom Three**

15'7" x 15'6" (4.77 x 4.74)

This first-floor double bedroom is bright and spacious, featuring dual Velux windows that flood the space with natural light. Carpet underfoot and eaves storage combine comfort with practicality, while a further door provides direct access to the Jack & Jill bathroom.

## **Bedroom Four**

31'8" x 15'7" (9.66 x 4.75)

The second bedroom is impressively spacious, stretching over 9.5 metres in length. Featuring Velux windows, radiator & fitted carpet, its generous proportions offer flexibility for sleeping, working or relaxing, making it a versatile space to suit a variety of lifestyles. And there's potential to create a stylish studio space complete with a bedroom area, cosy reading nook, living zone or custom wardrobes.

## **Bathroom Two**

13'7" x 7'4" (4.15 x 2.26)

The Jack & Jill bathroom, perfectly positioned between the two first-floor bedrooms, combines style and practicality. It features a his-and-hers sink with integrated storage, a WC and a double shower, all set against a sleek tiled floor. A Velux window floods the space with natural light, creating a bright, contemporary retreat.

## **External & Location**

Externally, the property is a work in progress, featuring a gravelled frontage with parking for two to three cars and the framework of a lawn and rear patio taking shape. The outdoor space is designed with modern living in mind, giving new owners the opportunity to add their own personal touches whilst embracing a relaxed rural lifestyle. Set in Kidwelly, it offers the perfect balance of a peaceful, historic coastal town with everyday amenities close at hand, while excellent road and rail connections make Llanelli, Carmarthen and beyond easily accessible.

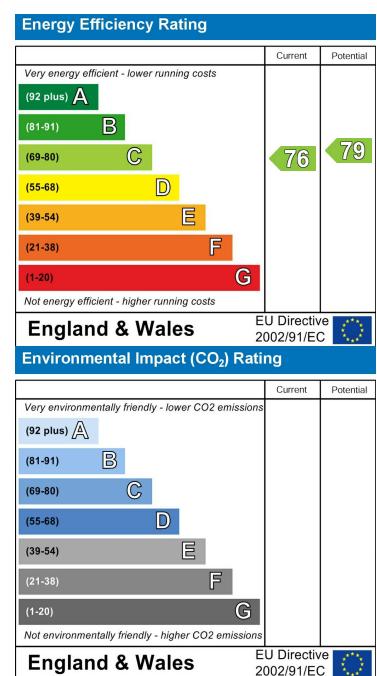
## Floor Plan



## Area Map



## Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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