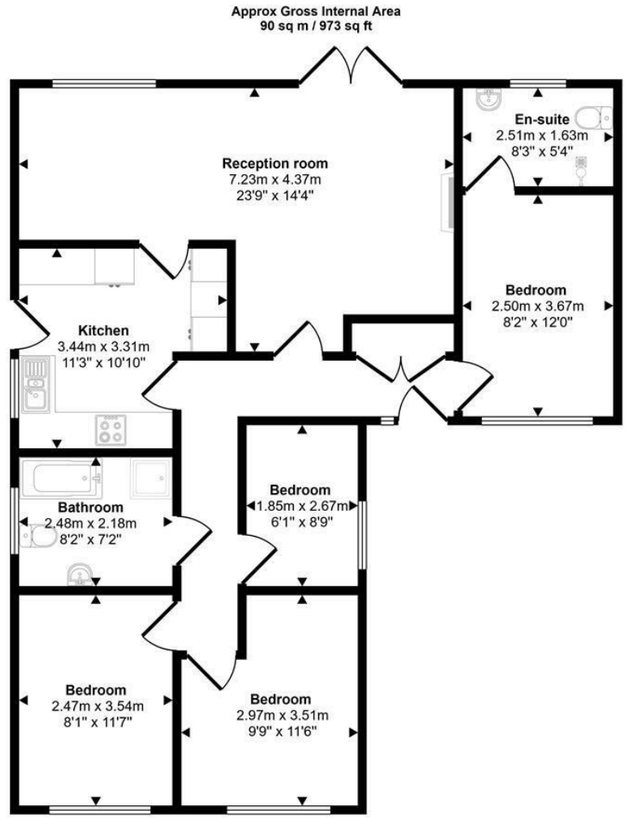



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: D
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/10/26 DRAFT

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*

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655



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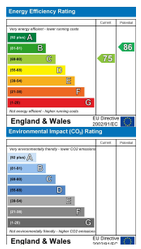
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WEST WALES FINEST PROPERTIES




## 6 Clos Y Celyn, Kidwelly, SA17 4SX

- DETACHED BUNGALOW
- ENSUITE
- CHAIN FREE
- WELL PRESENTED
- HEATING-GAS
- FOUR BEDROOMS
- OFF ROAD PARKING & GARAGE
- ENCLOSED REAR GARDEN
- GOOD TRANSPORT LINKS EITHER TRAIN OR BUS
- EPC-C




**£335,000**

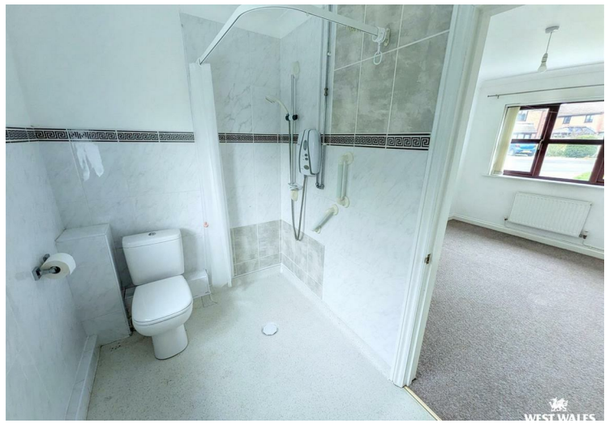
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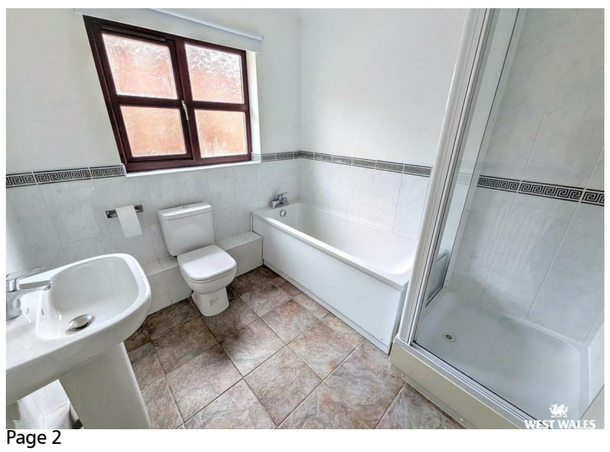


*CHAIN FREE*
Nestled in the charming historic town of Kidwelly—famous for its stunning medieval castle and rich local heritage—this detached bungalow offers a rare combination of versatile single-level living and a fantastic lifestyle location. The town itself provides wonderful connections to nearby Carmarthen and Llanelli, alongside effortless proximity to the natural beauty of Pembrey Country Park and its glorious beach.

Step inside through the welcoming hallway to discover a well-presented interior characterized by bright, neutral decor and comfortable living spaces. The light-filled lounge features a charming feature fireplace and sliding patio doors that seamlessly connect the indoor space to the outdoors. Adjacent to this is a contemporary, fitted kitchen complete with sleek white cabinetry, contrasting worktops and integrated appliances. Offering ample accommodation, the bungalow features four bedrooms, providing plenty of flexibility for family life, guests, or a home office, with the primary suite further enhanced by a private ensuite wet room. Practicality matches comfort throughout, with an additional modern bathroom and clean, move-in-ready finishes in every room.

Outside, the property continues to impress with a private, enclosed rear garden featuring a paved patio area ideal for outdoor dining and relaxing. Convenience is fully covered with off-road parking and a garage, while the wider area benefits from good transport links via either train or bus, making commuting simple.










## DIRECTIONS

From our offices on dark gate, head out via Lammas Street and Morfa Lane, joining the A4242 and then the A40. At Pensarn Roundabout, take the third exit onto the A484 and continue towards Kidwelly. Follow the A484 through the roundabouts, staying on the A484 until you reach the turn for Priory Street in Kidwelly. Turn right onto Priory Street, then left onto Rhodfa'r Gwendraeth. Continue along Rhodfa'r Gwendraeth, keeping right when required, and 6 Clos Y Celyn will be on your left.
What3words:///oval.racked.weeps

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.