

40 Ger Y Gwendraeth, Kidwelly, SA17 4TU

£145,000

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Davies Craddock Estates are pleased to present for sale this three-bedroom property located in Ger Y Gwendraeth, Kidwelly.

Well-presented throughout, the accommodation offers a welcoming hallway, a living room, a kitchen, and a convenient cloakroom on the ground floor. Upstairs, you will find three bedrooms and a family bathroom.

To the rear, the property offers an enclosed garden featuring a patio, artificial lawn, and decking areas complete with an outbuilding—ideal for outdoor entertaining and low-maintenance upkeep.

Set away from the property, there is also potential for extra storage or convenience via two garages, which are leased through the council (subject to fees payable).

Please note: This property is of non-standard construction (steel framed). May require specialist mortgage lending.

























Entrance Hallway
Laminate flooring, radiator, stairs to first floor.

Living Room
13'0" x 11'9" approx. (3.97 x 3.60 approx.)
Window to front, radiator, media wall and feature fire place.

Kitchen
12'7" x 15'1" approx. (3.85 x 4.62 approx.)
Fitted with wall and base units with worktop over, sink and drainer with mixer tap, double free standing oven, space for fridge/freezer and washing machine. radiator, tiled flooring, tiled splash backs, window to rear, under stair storage cupboard.

Cloakroom
Fitted with W/C, hand wash basin, tiled flooring, window to rear.

Landing
Loft access, airing cupboard housing boiler - BAXI)

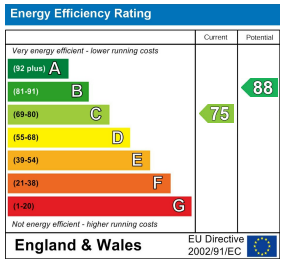
Bedroom One
12'11" x 11'10" approx. (3.95 x 3.620 approx.)
Window to front, radiator.

Bedroom Two
12'8" x 9'4" approx. (3.87 x 2.85 approx.)
Window to rear, radiator.

Bedroom Three
8'0" x 7'10" approx. (2.45 x 2.40 approx.)
Window to front, radiator.

Bathroom
5'4" x 8'6" approx. (1.65 x 2.60 approx.)
Fitted with W/C, hand wash basin, panelled bath, heated towel rail, laminate flooring, tiled walls, window to rear.

External
Enclosed rear garden, with rear access. Patio, artificial lawn and decking areas. Outbuilding (not inspected) Two Garages behind property (fee payable to local council)



These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

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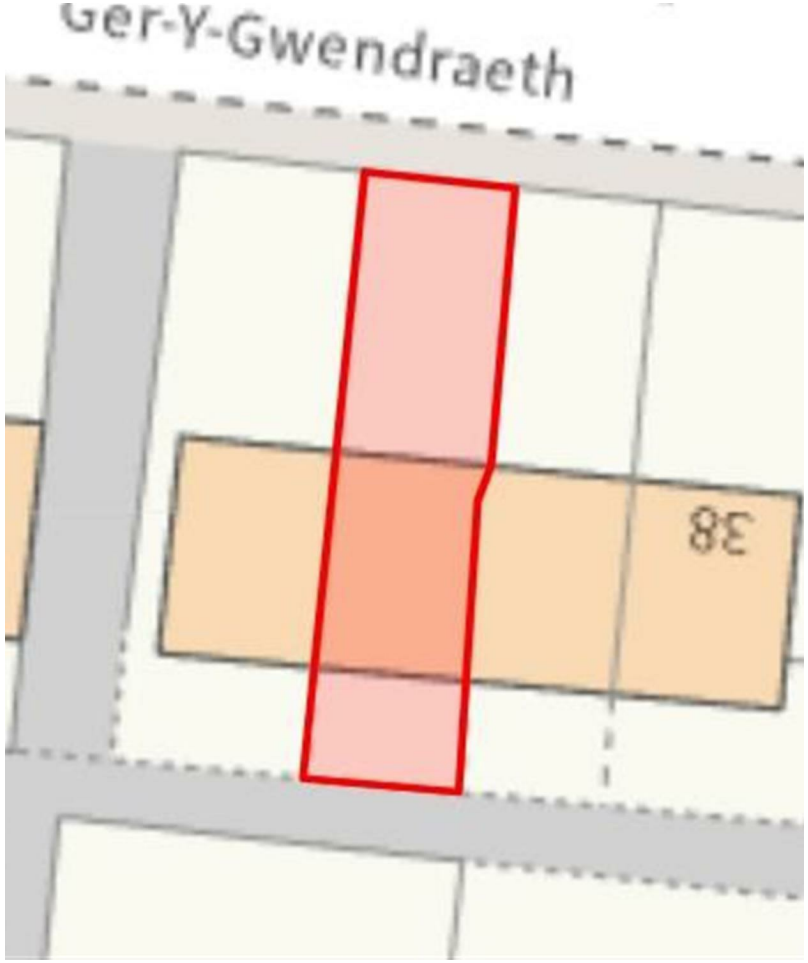
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

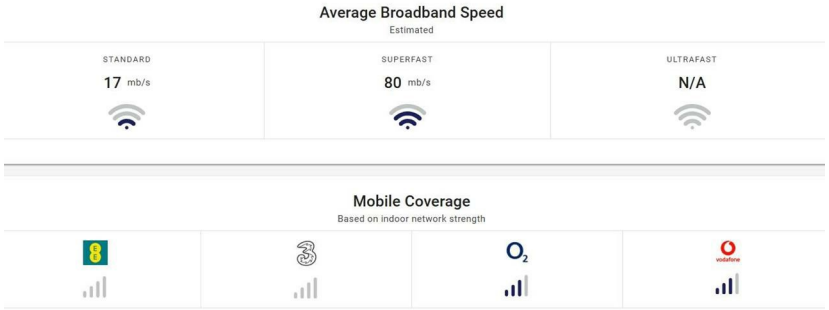
We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

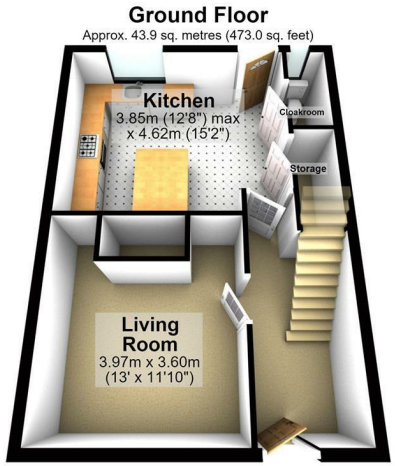
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

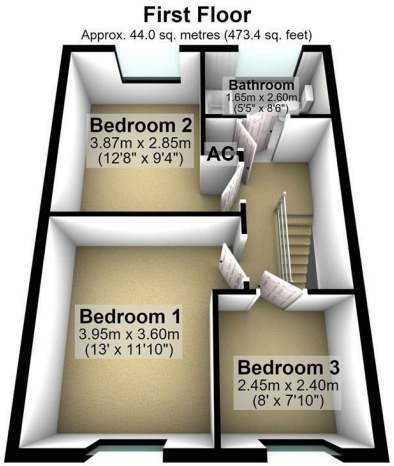
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- Mid-Terrace Property
- Three Bedrooms
- Enclosed Garden
- Two Garages (fee payable)
- EPC - C - Approx. 86m2
- Council Tax Band - B (Information provided by the local authority, subject to change).
- Mains Gas, Electric, Water & Drainage
- Non Standard Construction (Steel Framed)
- Freehold
- Viewing Essential





Total area: approx. 87.9 sq. metres (946.4 sq. feet)

We'd love to hear what you think!

LEAVE US A REVIEW

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18 Murray Street, Llanelli, Carmarthenshire, SA15 1DZ
T. 01554 779444 | **E.** estates@dcestates.co.uk
www.daviescraddock.co.uk

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