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- **IMMACULATE, VERY WELL PRESENTED SEMI-DETACHED HOUSE.**
- **LIVING/DINING ROOM. UTILITY ROOM.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **SHORT WALK 'YSGOL Y CASTELL' PRIMARY SCHOOL AND 'CO-OP' CONVENIENCE STORE.**
- **3 BEDROOMS. LARGE BATHROOM.**
- **FITTED KITCHEN/BREAKFAST ROOM. GAS C/H.**
- **HALF MILE KIDWELLY RAILWAY STATION.**
- **WALKING DISTANCE KIDWELLY TOWN CENTRE.**

**No 11 Abbey Street**  
**Kidwelly**  
**SA17 4TP**

**£165,000** OIRO  
**FREEHOLD**

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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The Property  
Ombudsman

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

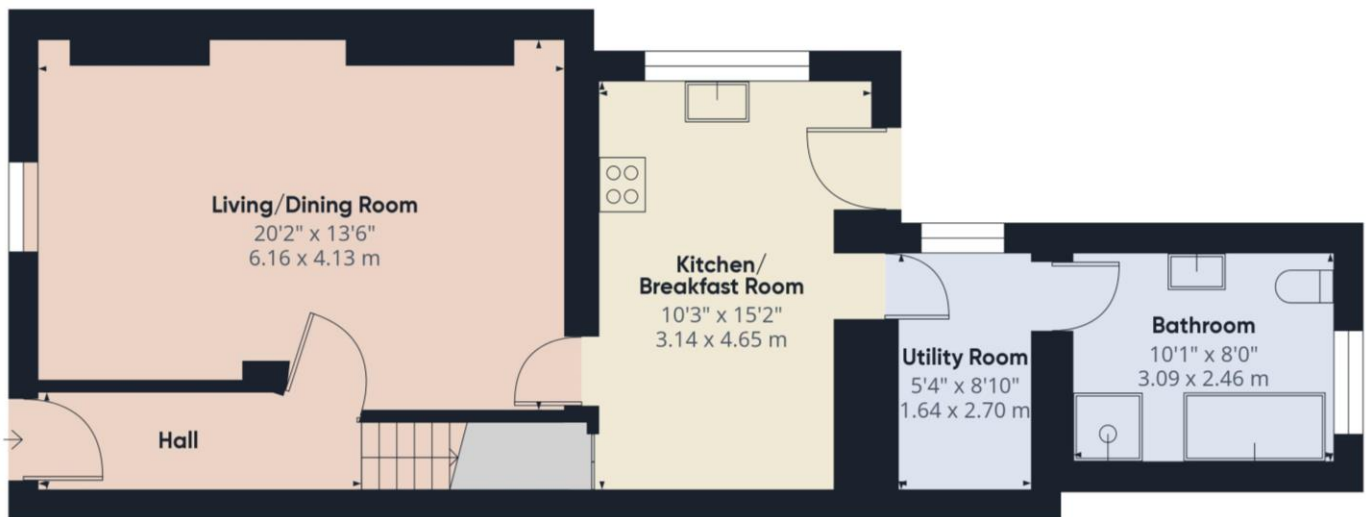
An immaculate very well presented **3 BEDROOMED SEMI-DETACHED HOUSE** situated set slightly back off and above the road located within a **short walk of the recently re-built 'Ysgol y Castell' Primary School and 'Co-op' Convenience Store** on 'Monksford Street' within a **relatively easy walking distance of the centre** of the ancient estuarial township of Kidwelly that is renowned for its 12<sup>th</sup> Century Norman Castle and which in turn offers a recreational ground, Primary Schools and local shops (0.5 of a mile) and which in turn is located **just off the A48 Carmarthen to Llanelli trunk road, midway** the County and Market town of **Carmarthen** and the town of **Llanelli** which are some **9 and 7 miles distant respectively**. **Kidwelly Railway Station** being approximately **half a mile distant** and the property enjoys ease of access to 'Ffos Las' Racecourse, 'Pembrey Country Park', 'Cefn Sidan Sands' and the 'Motorsport Centre' at Pembrey with the sandy beach at Ferryside which also offers a Railway Station being some 3.5 miles away.

**FROM THE FIRST FLOOR FRONT BEDROOMS A VIEW IS ENJOYED OVER KIDWELLY TOWARDS CARMARTHEN BAY IN THE DISTANCE ON A CLEAR DAY.**

**APPLICANTS SHOULD NOTE THAT THE CAVITY WALL TIES WERE REPLACED AND THE CHIMNEY STACK RE-POINTED IN 2023.**

**GAS C/H** with thermostatically controlled radiators. **PVCu DOUBLE GLAZED WINDOWS.**

**TEXTURED AND COVED CEILINGS. THE FITTED CARPETS ARE INCLUDED.**



Ground Floor



Floor 1



**RECEPTION HALL 12' 5" (3.78m) in depth** with boarded effect flooring. PVCu entrance door with double glazed stained glass/leaded effect lights. Staircase to first floor. C/h thermostat control. Electric consumer unit and meter. Glazed/panelled door to



**LIVING/DINING ROOM 20' 3" x 13' 8" (6.17m x 4.16m) overall formerly 2 rooms** with boarded effect flooring. 2 Radiators. 8 Power points. Telephone point. TV aerial cable. PVCu double glazed window to fore. Fitted cupboard to one side of former fireplace with gas meter. Glazed/panelled door to



**FITTED KITCHEN/BREAKFAST ROOM 15' 3" x 8' 11" (4.64m x 2.72m) ext. to 10' 3" (3.12m)** with vinyl floor covering. PVCu double glazed window to side. Radiator. 10 Chrome power points plus fused point. Part tiled walls. PVCu part opaque double glazed door to rear. Range of fitted base and eye level kitchen units incorporating a sink unit. Glazed/panelled door to

**UTILITY ROOM 8' 11" x 5' 6" (2.72m x 1.68m)** with 2 power points. Radiator. Tile effect vinyl floor covering. PVCu opaque double glazed window. Plumbing for washing machine. Worksurface. Panelled door to



**BATHROOM 10' 1" x 8' (3.07m x 2.44m)** with boarded effect vinyl floor covering. Chrome towel warmer ladder radiator. Extractor fan. Part tiled walls. 3 Piece suite in white comprising pedestal wash hand basin with tiled splashback, WC and panelled bath. Shower enclosure with electric shower over and folding shower door.

**FIRST FLOOR - 8' 4" (2.54m) ceiling heights**

**LANDING** with access to loft space. PVCu double glazed windows. Fitted child safety gate.

**FITTED AIRING/LINEN CUPBOARD** with double louvre doors. Slatted shelving. Wall mounted 'ideal' gas fired central heating combi boiler.

**REAR BEDROOM 1 10' 2" x 8' (3.10m x 2.44m) plus recess** with PVCu double glazed windows. 4 Power points. Radiator.



**FRONT BEDROOM 2 11' 10" x 10' 9" (3.60m x 3.27m)** with radiator. PVCu double glazed window with a **view** overlooking Kidwelly towards Carmarthen Bay in the distance on a clear day. Radiator. 4 Power points.

**FRONT BEDROOM 3 8' 9" x 5' 7" (2.66m x 1.70m) presently utilised as a Study** with radiator. 2 Power points. PVCu double glazed window with a **view** over Kidwelly towards Carmarthen Bay in the distance on a clear day.

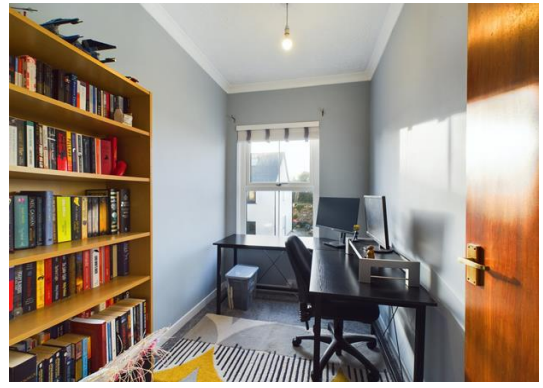


## **EXTERNALLY**

Walled/gated forecourt. Side gated pathway from which there is a view of Kidwelly Castle. Rear paved patio leading to a further paved patio with beyond a walled, lawned garden. **The rear garden extends for a depth of approximately 65' (19.81m).** OUTSIDE POWER POINT, LIGHT and WATER TAP. STORE SHED.







**DIRECTIONS:** - From **Kidwelly town centre** travel up 'Lady Street' to the **mini roundabout** and take the **second exit** into 'Abbey Street' and the property is the **third on the left hand side**.

**ENERGY EFFICIENCY RATING:** - E (46).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 8403-7928-5020-5274-8906.

**SERVICES:** - Mains electricity, water, drainage and gas. Telephone subject to B.T. Regs.

**COUNCIL TAX:** – BAND B 2023/24 = £1,572.54p. *Oral enquiry only.*

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.

**AGENTS NOTE:** - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

**VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

01.02.2024 - REF: 6752