

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **COMPLETELY RENOVATED PERIOD MID-TERRACED COTTAGE.**
- **FULL OF 'OLDE WORLDE' CHARM AND CHARACTER.**
- **1 DOUBLE BEDROOM (FORMERLY 3 BEDROOMS).**
- **PRIVATE LANDSCAPED REAR GARDEN.**
- **IMMACULATE VERY WELL PRESENTED ACCOMMODATION.**
- **SYMPATHETICALLY AND TASTEFULLY REFURBISHED.**
- **2 SHOWER ROOMS/WC's. GAS C/H.**
- **WALKING DISTANCE KIDWELLY TOWN CENTRE.**

No 19 Priory Street
Kidwelly
SA17 4TR

£145,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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

naea | propertymark
PROTECTED

arta | propertymark
PROTECTED

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 attractive most conveniently situated **period** single fronted **ONE DOUBLE BEDROOMED MID-TERRACED COTTAGE** full of 'Olde Worlde' charm and character that has been **tastefully and sympathetically completely renovated by the Vendors since 2021** situated within close proximity 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 12th Century Norman Castle which offers a Recreational Ground, Primary Schools, local shops and Railway Station and which in turn is located just off the A484 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 FRONT OF THE PROEPRTY A VIEW IS ENJOYED OF KIDWELLY CASTLE.

MANY CHARACTER FEATURES INCLUDING EXPOSED BEAMS, EXPOSED STONE WALLS ETC.

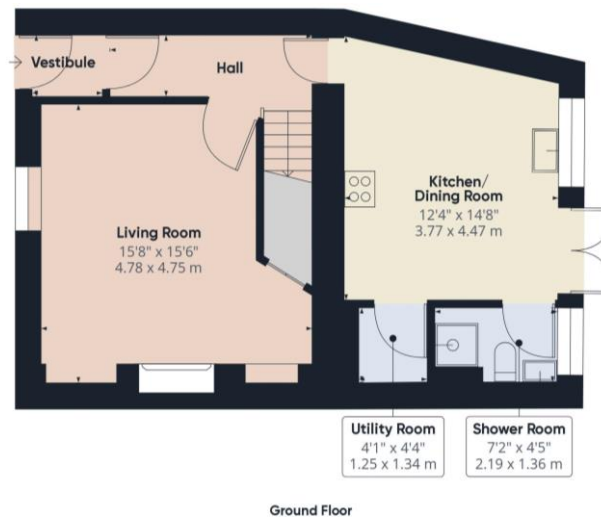
GAS C/H with thermostatically controlled radiators. PVCu DOUBLE GLAZED WINDOWS.

SMOOTH SKIMMED CEILINGS. THE VERTICAL BLINDS & FITTED CARPETS ARE INCLUDED.

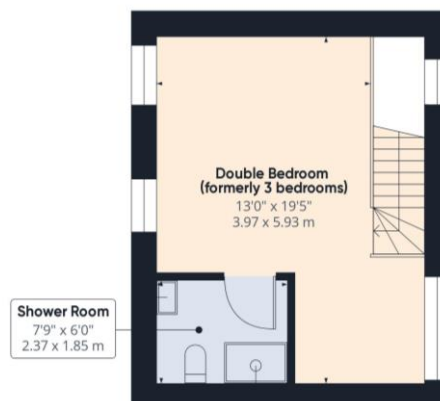
APPLICANTS SHOULD NOTE THAT THE HOUSEHOLD FURNITURE AND EFFECTS ARE AVAILABLE BY SEPARATE NEGOTIATION.

APPLICANTS SHOULD ALSO NOTE THAT AS PART OF THE RENOVATION WORKS THE REAR EXTENSION HAS BEEN RE-ROOFED WITH ADDED INSULATION UNDER A RUBBER FLAT ROOF.

PRIOR TO ITS RENOVATION THE PROPERTY AFFORDED 3 BEDROOMED ACCOMMODATION AND COULD EASILY BE ADAPTED TO 2 BEDROOMS IF SO DESIRED.



Ground Floor



Floor 1

VESTIBULE HALL one wall of exposed lime washed stone. Electricity consumer unit. PVCu part opaque double glazed door to fore. Glazed/panelled door to

RECEPTION HALL 11' 7" (3.53m) in depth radiator with fitted shelf. Mains smoke alarm. Beam with cloak hooks. One wall of exposed lime washed stone. Staircase to first floor. 2 Power points. Glazed/panelled doors to the Kitchen and

LIVING ROOM 14' 4" x 12' 7" (4.37m ext. to 4.85m x 3.83m) ext. to 15' 11" with painted exposed beamed ceiling. 2 Radiator - 1 with wooden shelf. 3 Wall light fittings. 8 Power points. Feature painted stone/brick open fireplace with tiled hearth having a shelved alcove to one side and fitted shelving and a cupboard to the other side that houses the gas meter, telephone point and 2 power points. **PVCu double glazed window with a view of Kidwelly Castle.**

WALK-IN UNDERSTAIRS STORAGE CUPBOARD with electric light

FITTED KITCHEN/DINING ROOM 13' 6" x 12' 5" (4.11m x 3.78m) avg. with recessed downlighting and PVCu double glazed sky light. PVCu double glazed window overlooking the rear garden. Radiator with wooden shelf. 11 Power points plus fused point. Range of fitted base kitchen units incorporating a 1.5 bowl sink unit, electric oven, ceramic hob with stainless steel splashback, canopied cooker hood and integrated dishwasher. PVCu double glazed double 'French' doors to and overlooking the rear garden.

UTILITY ROOM 4' x 3' 9" (1.22m x 1.14m) with extractor fan. Recessed downlighting. Worksurface. 4 Power points. 'Glow-worm' gas fired central heating boiler. Plumbing for washing machine.

SHOWER ROOM/WC with extractor fan. PVCu opaque double glazed window. Radiator. 2 Piece suite in white comprising wash hand basin and WC. Quadrant shower enclosure with plumbed-in dual head shower over.

FIRST FLOOR - part exposed stone wall to the stairwell with alcove.

DOUBLE BEDROOM 13' 2" x 12' 9" (4.01m x 3.88m) **PLUS** area off 8' x 6' (2.44m x 1.83m) (formerly 3 bedrooms) with exposed beamed vaulted ceiling. One wall of exposed stone. 4 PVCu double glazed windows - 2 with views of Kidwelly Castle. Exposed beams. Access to loft space. 2 Radiators - 1 with wooden shelf. 14 Power points.

EN-SUITE SHOWER ROOM 7' 8" x 6' 1" (2.34m x 1.85m) with vinyl floor covering. 2 Piece suite in white comprising wash hand basin with fitted storage cupboard beneath and WC. Chrome towel warmer ladder radiator. Vaulted ceiling with extractor fan. Radiator. Quadrant Spa shower enclosure with plumbed-in dual head shower over. Exposed beam.



EXTERNALLY

Unrestricted on street parking available immediately to fore. **Rear enclosed sunny south facing landscaped garden that affords a good degree of privacy** incorporating a decoratively stoned and paved patio/seating area with steps leading up to a lawned garden with feature brick/stone seating area at the end of the garden.







DIRECTIONS: - From **Kidwelly town centre** travel up 'Lady Street' to the **mini-roundabout** and take the **first exit** into 'Priory Street' and the property will be found a little way along on the **right hand side opposite** the turning for 'Ger y Castell' and **before** 'Ysgol y Castell' Primary School.

ENERGY EFFICIENCY RATING: - D (66).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 7639-7224-6000-0739-5202. **Applicants should note that additional roof insulation has been provided to the main roof and reconstructed flat roof to the kitchen since the EPC was prepared.**

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

21.12.2023 - REF: 6730