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- **SUBSTANTIALY MODERNISED AND EXTENDED DOUBLE BAY FRONTED DETACHED BUNGALOW.**
- **LOUNGE 18'4 X 17'7. GAS C/H.**
- **SUNNY PRIVATE LANDSCAPED REAR GARDEN. PRIVATE CAR PARKING.**
- **CLOSE TO CO-OP FOOD STORE.**
- **2 BEDROOMS. 2 LIVING ROOMS.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **SCOPE TO ENLARGE THE ACCOMMODATION.**
- **SPACE FOR A CARAVAN/MOTOR HOME**
- **WALKING DISTANCE KIDWELLY TOWN CENTRE.**

**No 6 Monksford Street  
Kidwelly  
SA17 4TW**

**£224,500** OIRO  
FREEHOLD

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



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.

A most conveniently situated well presented traditionally built (early 1930's) **DOUBLE BAY FRONTED 2 BEDROOMED DETACHED BUNGALOW** that has been **substantially modernised and extended** by the sellers since 2000 situated within **close proximity of the Co-op convenience/food store** set slightly back off and above 'Monksford Street' enjoying a slightly elevated position within a **relatively level walk of the centre of the historic estuarial township of Kidwelly** that is renowned for it's Norman Castle and which offers a recreational ground, Primary Schools, 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. The property enjoying **ease of access** to 'Ffos Las Racecourse', 'Pembrey Country Park', 'Cefn Sidan Sands' and the Motor Sports Centre at Pembrey with the sandy beach at Ferryside which also offers a Railway Station being some 3.5 miles distant.

**GAS C/H** with thermostatically controlled radiators to most rooms - **NEW BOILER 2022.**

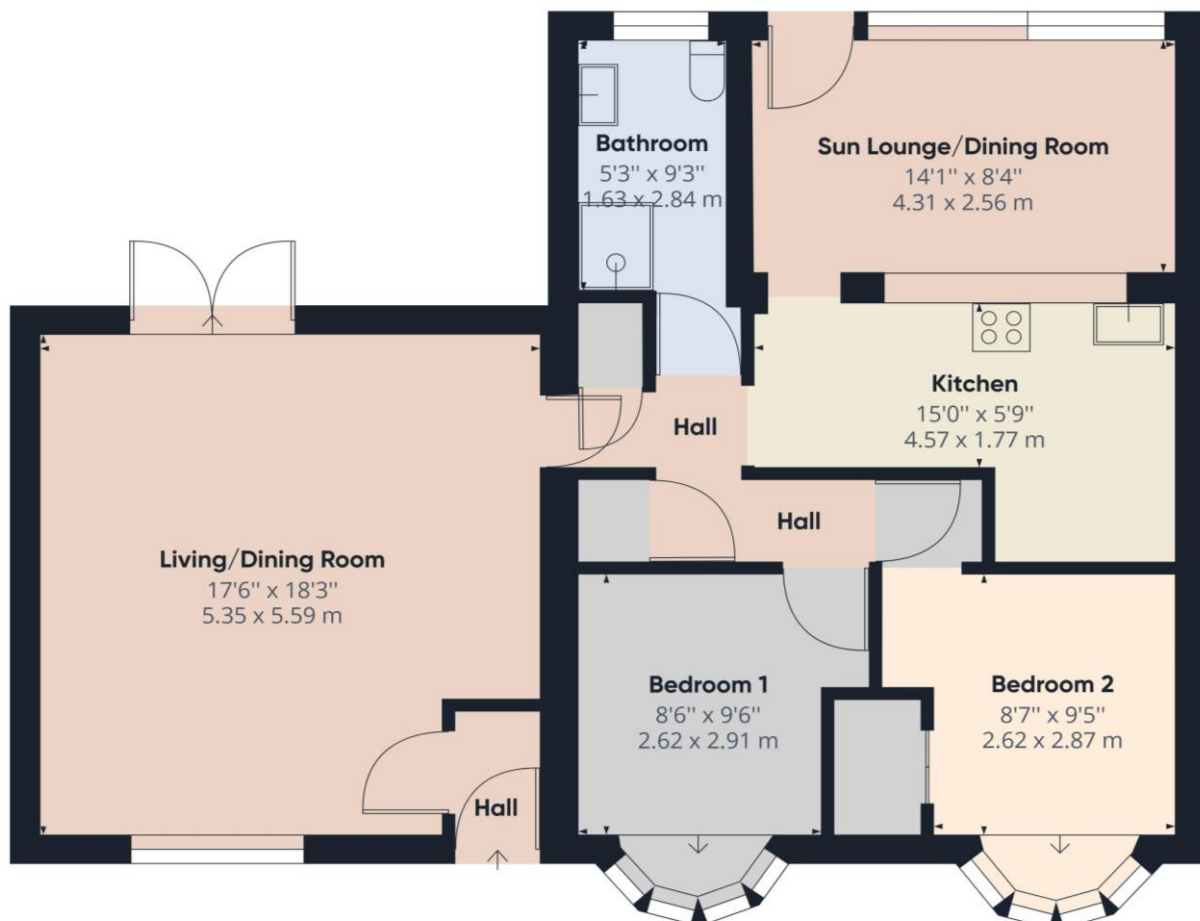
**PVCu DOUBLE GLAZED WINDOWS. PINE PANELLED INTERNAL DOOR.**

**SMOOTH SKIMMED CEILINGS - SOME COVED. THE FITTED CARPETS ARE INCLUDED.**

**APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY HAS BEEN COMPLETELY MODERNISED SINCE 2000 AND WAS SUBSTANTIALLY EXTENDED TO ONE SIDE IN 2004.**

**IN ADDITION, THE ORIGINAL DWELLING WAS SUBSTANTIALLY RENOVATED TO INCLUDED THE REMOVAL OF ASBESTOS CEILINGS, RE-CONFIGURATION OF THE ACCOMMODATION, NEW KITCHEN AND BATHROOM FITMENTS, RE-PLUMBING, ELECTRICAL RE-WIRING, NEW CENTRAL HEATING SYSTEM, NEW WINDOWS, LANDSCAPING OF THE GARDEN AND THE KITCHEN, BATHROOM AND LOUNGE FLAT ROOF WAS RENEWED IN 2020.**

**APPLICANTS MAY BE INTERESTED TO NOTE THAT FULL PLANNING PERMISSION UNDER PLANNING REF No S/05913 PROVIDED FOR AN EXTENSION COMPRISING A GARAGE, LOUNGE AND UPSTAIRS BEDROOM, BUT ONLY THE LOUNGE HAS BEEN CREATED AND THEREFORE APPLICANTS SHOULD THEY SO WISH CAN FURTHER ENLARGE THE ACCOMMODATION OR ALTERNATIVELY BY SUB-DIVIDING THE LOUNGE COULD CREATE ADITIONAL LIVING ACCOMMODATION. WE ARE FURTHER INFORMED THAT BUILDING REGULATION APPROVAL EXISTS FOR THE AFOREMENTIONED PROPOSED WORKS.**



**ENTRANCE HALL** with boarded effect laminated flooring. Glazed/pine panelled door to

**LIVING/DINING ROOM 18' 4" x 17' 7" (5.58m x 5.36m)** overall slightly 'L' shaped with 3 walls T&G clad and insulated. Dado rail. 12 Power points. TV point. PVCu double glazed window to fore. PVCu double glazed double french doors to and overlooking the rear garden and post and rail balcony. Feature fireplace. Glazed/panelled door to

**INNER HALL** with cupboard off with telephone point. Opening to an inner hallway that leads to the bedroom accommodation.

**BOILER/PANTRY CUPBOARD OFF** with 2 Power points. 'Ideal LOGIC combi C24' wall mounted gas fired central heating boiler. Fitted shelving.

**SHOWER ROOM 9' 4" x 5' 4" (2.84m x 1.62m) min.** with tile effect vinyl floor covering. PVCu opaque double glazed window. Part tiled walls. 2 Walls T&G clad. Radiator. 2 Piece suite in white comprising WC and wash hand basin with fitted cupboard beneath. Shower enclosure with dual head plumbed in shower over, water proof panelled walls and sliding shower door.

**HALLWAY** with access to partly boarded attic space that has 8 power points and a radiator.

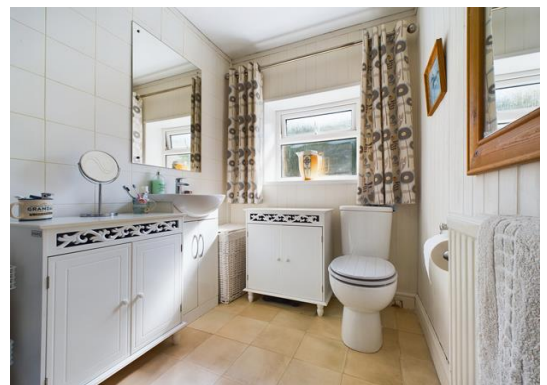
**STORE CUPBOARD OFF** with 2 Power points.

**FRONT BEDROOM 1 10' 3" x 9' 6" (3.12m x 2.89m)** overall plus PVCu double glazed bay window with a view. 'L' shaped. Radiator. 6 Power points. Picture rail. TV point. **8'10 (2.69m) ceiling height.**

**FRONT BEDROOM 2 9' 5" x 8' 7" (2.87m x 2.61m)** extending to **10'4 (3.15m) plus** PVCu double glazed bay window and the entrance to the bedroom that has cloak hooks. 8 Power points. Radiator. Picture rail. **8'10 (2.68m) ceiling height.** **Walk-In wardrobe** with double pine doors and 1 Power point.

**FITTED KITCHEN 15' x 9' (4.57m x 2.74m)** overall 'L' shaped with radiator. Tile effect vinyl floor covering. 9 Power points. TV point. Provision for extractor fan. Gas cooker point. Part tiled walls. Pillared opening to the Sun Lounge/Dining room. Plumbing for washing machine. Range of fitted bas kitchen units incorporating a sink unit and fitted display shelving. Opening to

**SUN LOUNGE/DINING ROOM 14' 2" x 8' 4" (4.31m x 2.54m)** with part boarded effect laminate flooring. Radiator. TV point. T&G boarded insulated walls. PVCu Double glazed window. 8 Power points. PVCu floor to ceiling double glazed window and PVCu double glazed entrance door to and overlooking the rear gardens.



## EXTERNALLY

Forecourt with raised stone herbaceous borders and private car parking. There is to one side an enclosed **compound** measuring 16'6" x 11' (5.03m x 3.35m) that could easily be adapted to accommodate a caravan/motorhome. There is to the rear a sunny south facing landscaped garden with decoratively stoned area, raised stone herbaceous borders and a paved sun terrace. **The rear garden affords a good degree of privacy.**

## **OFF THE SIDE COMPOUND ACCESS IS GAINED TO**

**STORAGE AREA** located beneath the lounge with a headroom of 3'6 (1.07m) which provides useful storage.







**DIRECTIONS:** - The property may be approached from **Kidwelly town centre** by **car** by travelling up '**Lady Street**' to the **roundabout** with '**Priory Street**' and by taking the **second exit into 'Abbey Street'**. Continue a **short distance** past the right hand turning for '**Alstred Street**' and as you enter '**Monksford Street**' the property will be found on the **right hand side before** a small terrace and the entrance to the Co-op convenience/food store. **ALTERNATIVELY** the property can be approached from the **A484 Kidwelly by-pass** by turning off the A484 Kidwelly by-pass **opposite** the turning for **Trimsaran/Glyn Abbey Golf Club/Ffoslas Racecourse**. Continue **towards Kidwelly town centre** and as you pass the Co-op convenience/food store the property will be found on the **left hand side before** a rise in the road and the left hand turning for '**Alstred Street**'.

**ENERGY EFFICIENCY RATING:** - D (65).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2170-6116-8170-3004-8001.

**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.

**Details amended** – 29.07.2023, 28.10.23, 15.03.24

**VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

02.06.2023 - REF: 6599