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- 2 ACRE RESIDENTIAL SMALLHOLDING.
- IN NEED OF COMPLETE MODERNISATION.
- PLANNING PERMISSION TO EXTEND.
- 3 DOUBLE BEDROOMS. 3 LIVING ROOMS.
- OUTBUILDINGS IN DIS-REPAIR.
- GAS C/H. PVCu DOUBLE GLAZED WINDOWS.
- SHORT LEVEL WALK KIDWELLY RAILWAY STATION.
- LEVEL WALK KIDWELLY TOWN CENTRE.

**No 35 Hillfield Villas**  
Kidwelly  
SA17 4UL

**£245,000** OIRO  
FREEHOLD

Email: [sales@geraldvaughan.co.uk](mailto:sales@geraldvaughan.co.uk)

Telephone: 01267-220424 • Facsimile: 01267-238779

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.

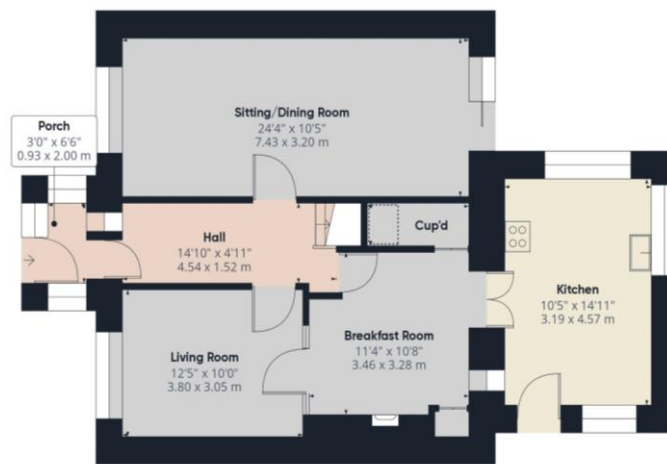
A most conveniently situated **2 ACRE RESIDENTIAL SMALLHOLDING** comprising a **3 BEDROOMED/3 RECEPTION ROOMED DETACHED COTTAGE style HOUSE** that is in need of complete modernisation/renovation that has the benefit of **PLANNING PERMISSION** for the conversion of the side former store room and a double storey extension at rear with side yard onto which front two dilapidated outbuildings with there being front, side and rear gardens with beyond a Paddock and field situated enjoying a sunny south facing position bordering the countryside on the **periphery of the historical estuarial township of Kidwelly** that is renowned for its 12th Century Norman Castle and which is located amidst the lower Gwendraeth Fach River Valley with the property being situated within a **relatively short level walking distance of Kidwelly Railway Station, Recreational Ground and Primary School at the centre of Kidwelly** which in turn is located just off the A484 trunk road **midway the County and Market town of Carmarthen and town of Llanelli** that 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 Motorsport Centre at Pembrey.

**VIEWS ARE ENJOYED FROM THE PROPERTY OVER THE SURROUNDING COUNTRYSIDE AND OUT OVER THE CONFLUENCE OF THE TAF AND TYWI ESTUARIES TOWARDS LLANSADURNEN/PENDINE ON A CLEAR DAY.**

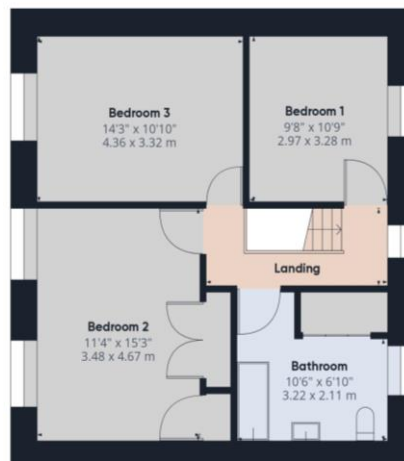
**GAS C/H - NOT TESTED. PVCu DOUBLE GLAZED WINDOWS.**

**IN NEED OF MODERNISATION/RENOVATION - THE PROPERTY WAS IN THE PROCESS OF BEING CONVERTED AND EXTENDED.**

Applicants should note that the property has the benefit of a **Householder Planning Permission for extensions and material alterations** under Planning Reference No. PL/02593 that was granted on the 11<sup>th</sup> October 2021 for a period of 5 years and which provides for the **conversion of the adjoining store room and extension at rear to both ground and first floor levels** that would result in the property on completion of the works comprising the following accommodation: - RECEPTION HALL, WASH ROOM/WC, INNER HALL, SITTING ROOM, LIVING ROOM, FITTED KITCHEN/DINING ROOM, WALK-IN PANTRY with at first floor level LANDING, FAMILY BATHROOM, 4 BEDROOMS including a MASTER BEDROOM SUITE AND BALCONY accessed from the Master Bedroom and Bedroom 4. **WE DO NOT BELIEVE THAT BUILDING REGULATION APPROVAL HAS BEEN SOUGHT ALTHOUGH THE ADJOINING STORE ROOM WAS IN THE PROCESS OF BEING RENOVATED IN 2022.**



Ground Floor



Floor 1



**PVCu ENTRANCE PORCH 6' 7" x 3' 11" (2.01m x 1.19m)**

half double glazed with PVCu part opaque double glazed entrance door. Panelled door and opaque glazed side screen to

**RECEPTION HALL 15' 8" x 5' (4.77m x 1.52m)** with radiator. Smoke alarm. 2 Wall light fittings. Staircase to first floor. Telephone point. 1 Power point.

**THROUGH SITTING/DINING ROOM 24' 6" x 10' 6" (7.46m x 3.20m)** with PVCu double glazed window to fore. 2 Radiators. Telephone point. 4 Wall light fittings. 2 Power points. Sliding PVCu double glazed patio door with a **far reaching view** over the surrounding countryside towards Pendine on a clear day.

**LIVING ROOM 12' 7" x 10' 2" (3.83m x 3.10m)** with radiator. PVCu double glazed window to fore. 2 Power points.

**BREAKFAST ROOM 11' 6" x 10' 9" (3.50m x 3.27m)** overall slightly 'L' shaped with radiator. 2 Power points. Walk-in understairs storage cupboard. Fireplace. Former airing/linen cupboard. Part glazed door to the Hall. Glazed double doors to

**KITCHEN 14' 11" x 10' 6" (4.54m x 3.20m)** with triple aspect. 3 PVCu double glazed windows - 1 with **views** over the surrounding countryside and beyond. Part tiled walls. 7 Power points. Range of fitted base and eye level kitchen units incorporating a gas hob (**not tested**), electric oven, cooker hood and sink unit. Radiator. PVCu part opaque double glazed door to outside. Tile effect vinyl floor covering.

**FIRST FLOOR**

**LANDING** with PVCu double glazed window with a rural view. Radiator. Smoke alarm. Passive air intake unit - **NOT TESTED**.

**REAR BEDROOM 1 10' 10" x 9' 8" (3.30m x 2.94m)** with radiator. 4 Power points. PVCu double glazed window with a view over the surrounding countryside and beyond.

**BATHROOM 10' 7" x 9' 11" (3.22m x 3.02m)** overall with PVCu double glazed window with a view over the surrounding countryside and beyond. Radiator. Vinyl floor covering. 3 Piece suite in white comprising panelled bath with electric shower - **NOT TESTED** - and shower screen, pedestal wash hand basin and WC. Decoratively clad wall. **FITTED AIRING/LINEN CUPBOARD** housing the 'Worcester' gas fired central heating boiler - **NOT TESTED**. Double doors.

**FRONT BEDROOM 2 15' 4" x 11' 6" (4.67m x 3.50m)** plus built-in double and single wardrobes. Radiator. 2 PVCu double glazed windows.

**FRONT BEDROOM 3 14' 4" x 10' 10" (4.37m x 3.30m)** with PVCu double glazed tilt 'n' turn window. T&G boarded to dado height. Radiator. 2 Power points.



## EXTERNALLY

Walled concreted forecourt. Rear and side gardens. To one side there is a wide double gated concreted entrance drive that leads to the side concreted yard. **OUTSIDE LIGHT and WATER TAP.**

## **ADJOINING THE HOUSE LIES: -**

**FORMER STORE ROOM 14' x 10' (4.26m x 3.05m)** that was in the process of being adapted.

**STORE SHED No 1 17' 8" x 16' 0" (5.38m x 4.87m)** in dis-repair

**STORE SHED No 2 24' x 16' 6" (7.31m x 5.03m)** in dis-repair

## THE LAND

The land is located beyond the yard, is level and is bounded on it's northern side by the Gwendraeth Fach river.

## PLANNING PERMISSION

**Householder Planning Permission** was granted on the 11<sup>th</sup> October 2021 under **Planning Reference Number PL/02593** for extensions and material alterations at the property and which must be commenced prior to the 10<sup>th</sup> October 2026 - details of which are obtainable of the Agents Offices. **We are not aware that Building Regulation approval has been sought.**

The conversion of the adjoining store room and extension at rear to both ground and first floor levels would result in the property comprising the following accommodation: - RECEPTION HALL, WASH ROOM/WC, INNER HALL, SITTING ROOM, LIVING ROOM, FITTED KITCHEN/DINING ROOM, WALK-IN PANTRY with at first floor level LANDING, FAMILY BATHROOM, 4 BEDROOMS including a MASTER BEDROOM SUITE AND BALCONY accessed from the Master Bedroom and Bedroom 4. **We do not believe that building regulation approval has been sought although the adjoining store room was in the process of being renovated in 2022.**









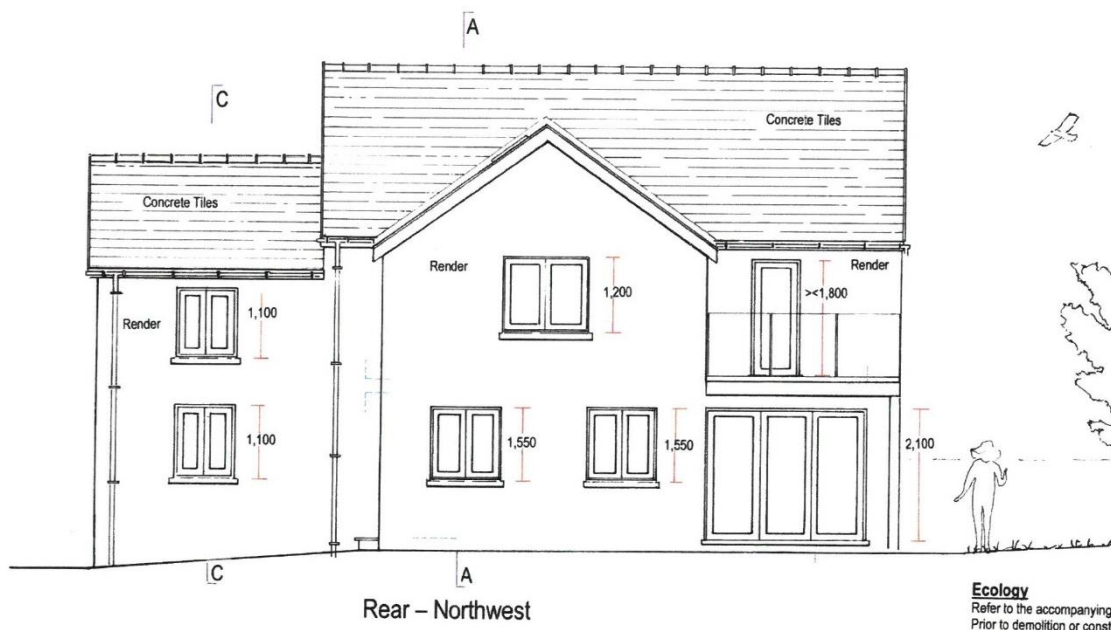
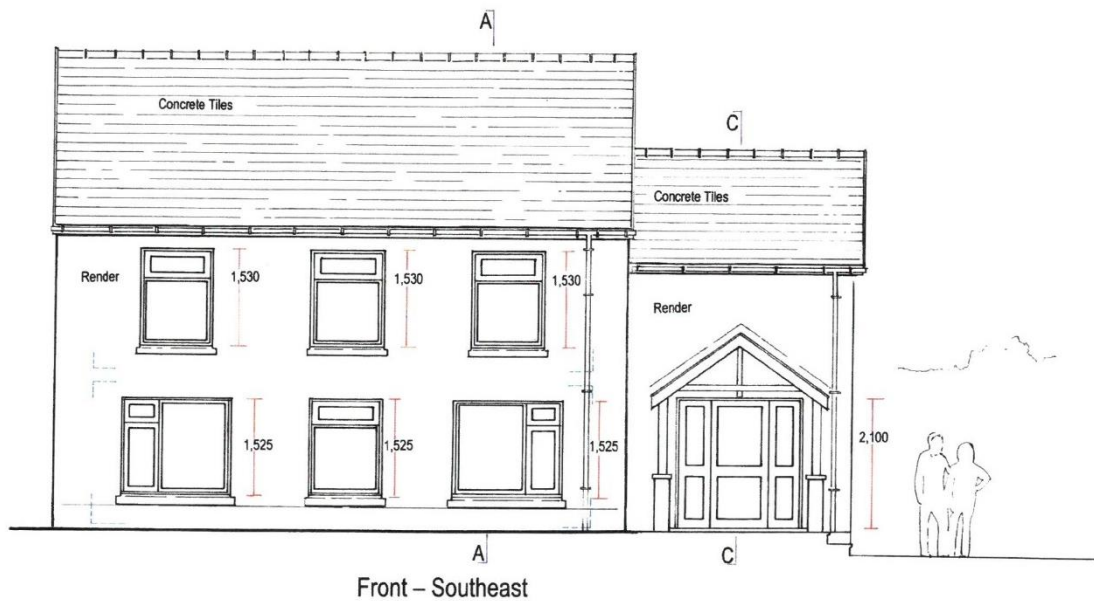






**THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY**

**DIRECTIONS:** - From the **centre of Kidwelly** turn off 'Bridge Street' into 'Station Road' by Kidwelly Rugby Club. Continue a **short distance** along 'Station Road' and **turn right just after Kidwelly Post Office**. Continue along this road **past the Fire Station** and the property is the last on the right hand side.



## PROPOSED ELEVATIONS

**ENERGY EFFICIENCY RATING: -**

**ENERGY PERFORMANCE CERTIFICATE: -** The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No: -**

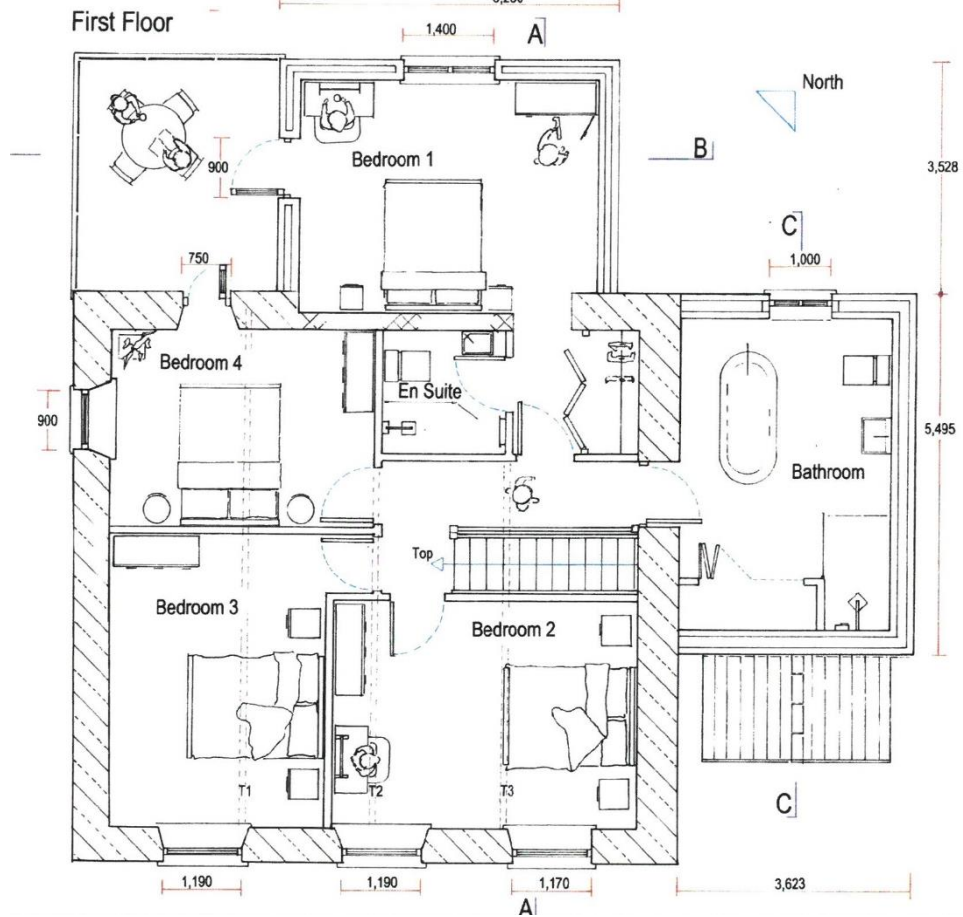
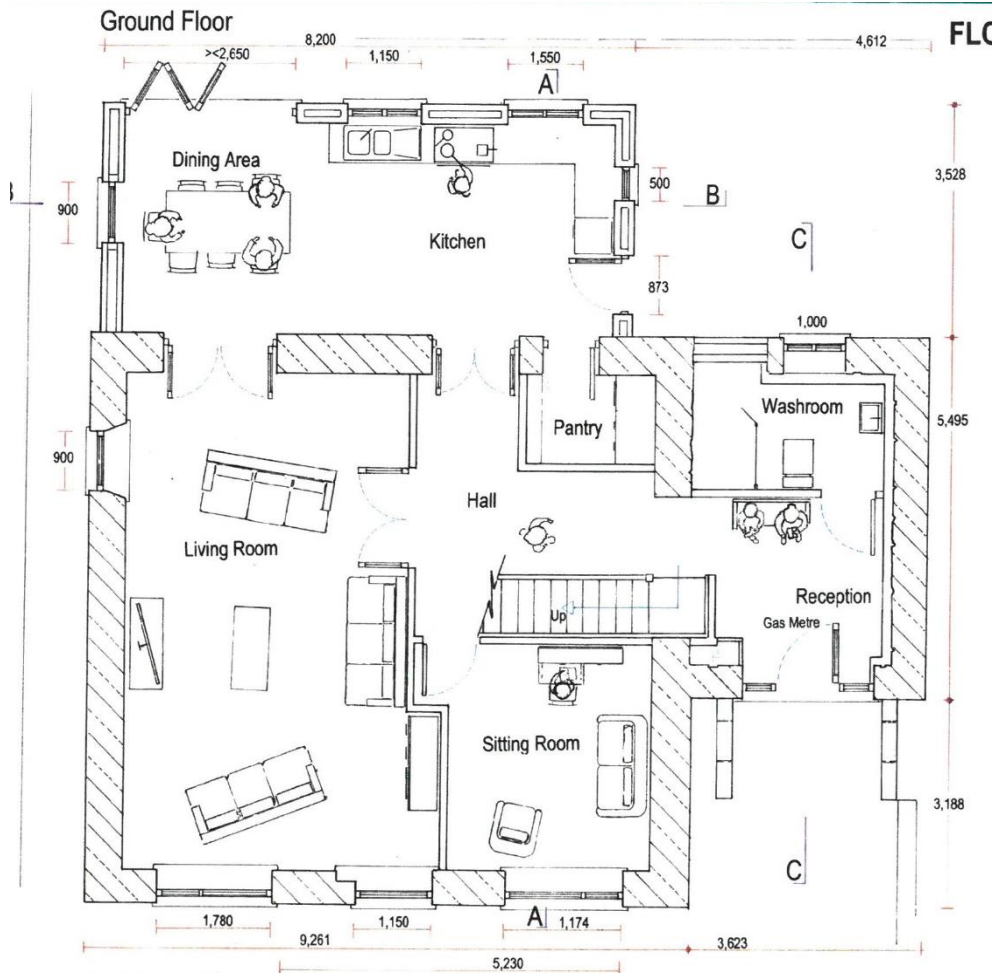
**SERVICES: -** Mains electricity, water, drainage and gas. Telephone subject to B.T. Regs.

**COUNCIL TAX: -** BAND D 2024/25 = £2,159.50p. *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.





**PROPOSED FLOOR PLANS**

**VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

12.03.2024 - REF: 6563