

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **PERIOD BAY FRONTED DETACHED RESIDENCE WITH EXCELLENT SCOPE.**
- **TWIXT KIDWELLY CASTLE AND THE GATEHOUSE. RE-ROOFED 2014.**
- **BALCONY. ATTIC ROOM. GAS C/H.**
- **DETACHED TRIPLE GARAGE SUITABLE FOR CONVERSION - STP.**
- **SET IN JUST OVER HALF AN ACRE.**
- **6 BEDROOMS. 3 LIVING ROOMS. 2 BATHROOMS/WC's.**
- **ADJOINING ANNEXE WITH SNOOKER ROOM, KITCHEN AND WC SUITABLE FOR CONVERSION - STP.**
- **MIDWAY CARMARTHEN AND LLANELLI.**

The Barbican
No 5 Castle Street
Kidwelly SA17 5AX

£595,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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

naei | propertymark
PROTECTED

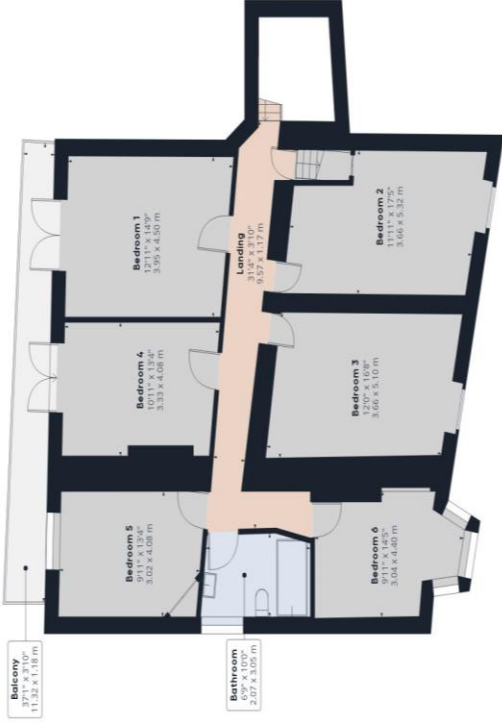
arta | propertymark
PROTECTED

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.



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 2



Ground Floor Building 2

A most conveniently situated **Period BAY FRONTED DETACHED RESIDENCE** that was formerly three dwellings and adapted to form one dwelling and which during the 20th Century was the home of successive Mayors of Kidwelly, affording spacious **6 BEDROOMED/3 RECEPTION ROOMED** accommodation of character set in established well stocked enclosed mainly lawned gardens and grounds of **0.575 of an ACRE or thereabouts** that incorporate an adjoining **ANNEXE** with Snooker/Games Room, Fitted Kitchen and WC together with a **GARAGE FACILITY** comprising a **DOUBLE and SINGLE GARAGE/WORKSHOP** that afford **excellent scope** subject to the necessary consents being obtained, situated in a Conservation area **between** the 12th Century Norman Castle and Gatehouse in a sought after area within **walking distance** of the Recreational Ground, Primary Schools and Railway Station enjoying ease of access to all local amenities at the centre of the ancient township of Kidwelly and 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.

Applicants should note that the property affords excellent scope with the annexe and garage facility being ideally suited for conversion to additional living accommodation if so desired and **subject to the necessary consents being obtained**.

In addition, part of the garden lies within the development limits for Kidwelly and an application has been made to extend the development limits of the Carmarthenshire Local Development plan for Kidwelly that would allow for the construction of one or two dwellings to the rear garden. The proposed Local Development Plan is yet to be ratified by Carmarthenshire County Council.

NO FORWARD CHAIN. RE-ROOFED 2014. GAS C/H with thermostatically controlled radiators.

PARTIAL PVCu DOUBLE GLAZING. 9' (2.74m) CEILING HEIGHTS TO THE GROUND FLOOR.

MANY CHARACTER FEATURES INCLUDING 7" and 10' SKIRTING BOARDS, PAINTED PINE PANELLED INTERNAL DOORS etc.

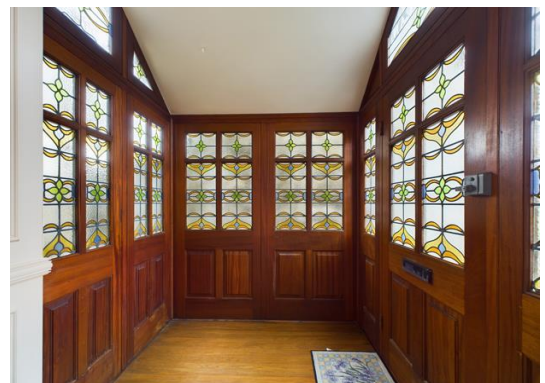
SIDE ENTRANCE PORCH 6' 3" x 5' 11" (1.90m x 1.80m) with hardwood strip floor. Feature panelled hardwood stained glass/leaded lights on 3 sides. Vaulted ceiling. Wall cupboard. Panelled/glazed hardwood entrance door with stained glass/leaded light. Original panelled/glazed door to.

RECEPTION HALL 17' 6" x 6' 3" (5.33m x 1.90m) with exposed wood block flooring to a 'herringbone' design. Radiator. Plate rack. Feature coving and ceiling rose. 4 Power points. Shuttered single glazed sash window to fore.

STAIRWELL with woodblock flooring to a 'herringbone' design to match the hall. Staircase to first floor. Split level understairs storage cupboard off. Single glazed sash window to the stairwell.

INNER HALL with woodblock flooring to a 'herringbone' design. Digital C/h thermostat control. Plate rack. Feature coving.

SITTING/DINING ROOM 17' 9" x 11' 5" (5.41m x 3.48m) with telephone point. Feature coving. Picture rail. Radiator. Feature tiled fireplace with marble surround. 2 Power points. Shuttered PVCu double glazed double French doors to and overlooking the rear garden.



LIVING ROOM 17' av. x 12' 4" (5.18m x 3.76m) with picture rail. Feature coving. Telephone point. 4 Power points. Radiator. Feature tiled fireplace incorporating a coal effect gas fire. Shuttered PVCu double glazed double French doors to and overlooking the rear garden.

'L' shaped FITTED KITCHEN/BREAKFAST ROOM 17' 1" x 16' 3" (5.20m x 4.95m) overall with ceramic tiled floor. Radiator. Part tiled walls. Fitted cupboard housing the electric consumer unit and meter. Telephone point. 6 Power points. Shuttered single glazed sash window. Gas fired 'Rayburn Royal' cooking range. Range of fitted base and eye level kitchen units incorporating a sink unit. Plumbing for dishwasher.

UTILITY ROOM 9' 10" x 8' 10" (2.99m x 2.69m) with ceramic tiled floor. Sink unit. Wall mounted gas fired central heating boiler. Part tiled walls. Plumbing for washing machine. 4 Power points. Telephone point. Radiator. Door to the side hall/secondary kitchen.

HOME OFFICE/STUDY 12' x 8' 11" (3.65m x 2.72m) with ceramic tiled floor. C/h timer control. Fitted shelf. Telephone point. 4 Power points. PVCu double glazed double French doors to and overlooking the rear garden.

WET ROOM/WC 10' 9" x 8' 5" (3.27m x 2.56m) with ceramic tiled floor. 2 PVCu opaque double glazed windows. Part tiled walls. Shaver point. Bathroom cabinet. Fitted wall cupboard. Radiator. Gas meter. 2 Piece coloured suite comprising WC and wash hand basin. Tiled shower enclosure with tiled floor, obscure glass screen, fitted seat and electric shower over. 2 Free standing wardrobes/cupboards.

SECONDARY KITCHEN/SIDE HALL 18' 8" x 6' 1" (5.69m x 1.85m) with ceramic tiled floor. Polycarbonate roof. Part tiled walls. PVCu part opaque double glazed door to a small front Courtyard that has access to 'Castle Street'. PVCu part double glazed door and side screen to rear. Range of fitted base and eye level kitchen units incorporating a sink unit. Plumbing for washing machine. Cooker hood. Electric cooker point. 6 Power points. Cloak hook. Ledge and brace boarded door to

THE ANNEXE

Constructed in 2000 of traditional cavity concrete block construction and which affords **excellent scope for conversion to additional living accommodation if so desired and subject to the necessary consents being obtained** and comprising: -

SNOOKER/GAMES ROOM 25' 5" x 18' 11" (7.74m x 5.76m) with double aspect. 10' 11" (3.33m) ceiling height with recessed spotlighting. 12 Power points. TV point. 2 Radiators. 4 Double glazed windows. Door to fore. Fire door to

'L' shaped FITTED KITCHEN 12' 3" x 11' 11" (3.73m x 3.63m) ext. 18' 10" (5.74m) with ceramic tiled floor. Triple aspect. 3 Double glazed windows - 1 overlooking the rear garden. Radiator. Door to side. Cloak hooks. 6 Power points. Electricity consumer unit. Range of fitted base and eye level kitchen units incorporating a sink unit. 'Worcester' wall mounted gas fired central heating boiler. Access to the loft space. Fire door to



SEPARATE WC 6' 6" x 6' 4" (1.98m x 1.93m) with ceramic tiled floor. Extractor fan. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath. Fitted base unit. Half tiled walls. Radiator. Opaque double glazed window.

FIRST FLOOR - 8' (2.44m) ceiling heights.

CENTRAL LANDING 26' (7.92m) in length with radiator. 2 Power points. Door with staircase to the second floor attic room.

REAR BEDROOM 1 14' 4" x 12' 11" (4.37m x 3.93m) with 4 power points. Picture rail. Wiring for two wall light fittings. Radiator. PVCu double glazed double French doors to the railed balcony that overlooks the rear garden and from which a view is enjoyed.

FRONT BEDROOM 2 17' 5" x 12' (5.30m x 3.65m) overall 'L' shaped with understairs storage cupboard. Original fireplace. Radiator. 2 Power points. Single glazed sash window.

FRONT BEDROOM 3 17' x 11' 9" (5.18m x 3.58m) with single glazed sash window. Radiator. Original fireplace. 4 Power points.

REAR BEDROOM 4 12' 11" x 10' 11" (3.93m x 3.32m) with radiator. Feature original fireplace. Fitted shelving. Telephone point. 4 Power points. PVCu double glazed double French doors to the railed balcony that overlooks the rear garden and from which a view is enjoyed.

RAILED BALCONY 36' x 3' 10" (10.96m x 1.17m) the rear balcony overlooks the rear garden and enjoys views towards Kidwelly Castle and St. Mary's Church spire.

SIDE LANDING

REAR BEDROOM 5 13' 6" x 10' (4.11m x 3.05m) with radiator. 2 Power points. PVCu tilt 'n turn window overlooking the rear garden. **FITTED CORNER AIRING/LINEN CUPBOARD** with lagged hot water cylinder and immersion heater switch.

BATHROOM 10' x 6' 10" (3.05m x 2.08m) with PVCu double glazed window to side. Access to loft space. Radiator. Part tiled walls. Shaver point. Glazed/panelled door to the landing. 3 Piece coloured suite comprising pedestal wash hand basin, WC and bath with shower attachment.

FRONT BEDROOM 6 11' 3" x 9' 11" (3.43m x 3.02m) plus 6' (1.83m) wide single glazed bay window with a view of both the Castle and Gatehouse. Slightly 'L' shaped. Exposed boarded floor. Radiator. 2 Power points.

SECOND FLOOR

ATTIC ROOM 21' 8" x 11' 9" (6.60m x 3.58m) with restricted headroom. Exposed boarded floor. Exposed beam. 2 Single glazed windows to the vaulted ceiling. Eaves storage off.



EXTERNALLY

The property amounts to **approximately 0.575 of an acre or thereabouts** that incorporates a walled/railed/gated forecourt garden. The gardens/grounds are for the most part walled and afford a good degree of privacy enjoying a sunny southerly aspect. There is a small walled gated Courtyard off the secondary kitchen and double gated concreted entrance drive that leads past the annexe and greenhouse to the detached garage facility at rear and which provides ample private car parking. There is to the rear with direct access from the living accommodation a **VERANDA** with paved sun terrace. Enclosed well established and stocked, part stone walled, mainly lawned gardens, interspersed with a variety of ornamental trees, shrubs, fruit trees, herbaceous borders etc. that are bounded by mature trees and shrubs. **OUTSIDE LIGHT and WATER TAP.**

LEAN-TO GREENHOUSE 18' x 8' (5.48m x 2.44m)

GARAGE BLOCK of traditional cavity construction under a slate clad roof with pathways to one side and the rear and which comprises: -

DOUBLE GARAGE 22' x 21' 10" (6.70m x 6.65m) with 2 up-and-over garage doors. Single glazed window. 6 Power points. Part boarded loft over.

ADJOINING GARAGE No 2/WORKSHOP 22' x 17' 2" (6.70m x 5.23m) with 8 power points. 2 Single glazed windows. Access to partly boarded loft space.

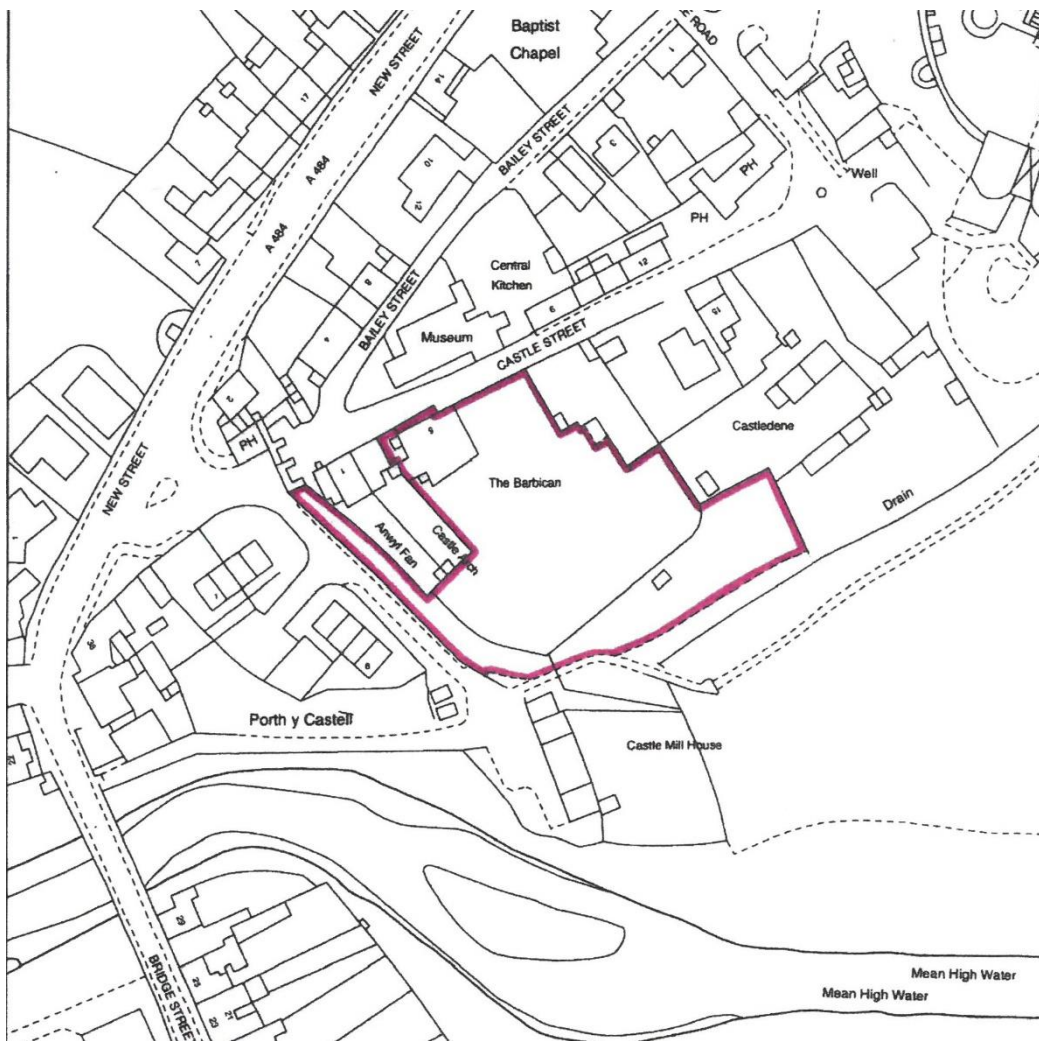












DIRECTIONS: - Upon entering **Kidwelly** from the **Carmarthen direction** turn left **opposite** the turning for Ferryside/Llansaint (Ferry Road) and the convenience store into 'Castle Road' - **signposted Castle**. Continue along 'Castle Road' and **bare right just before the Castle Car Park** into 'Castle Street' and the 'Barbican' will be found **two thirds of the way down** on the left hand side **towards** the 'Gatehouse'. **ALTERNATIVELY**, the property can be approached from the south western end of 'Castle Street' by travelling **through the 'Gatehouse'** and the entrance to the property is the **second on the right hand side**.

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 F. 2024/25 = £ 3,119.28p. **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

09.05.2024 - REF: 6790