

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

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Est. 1998

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- **IMMACULATE VERY WELL PRESENTED SEMI-DETACHED TOWN HOUSE.**
- **SUN LOUNGE. 3 WC's.**
- **GAS C/H. EXTENDED IN 2023.**
- **WALKING DISTANCE KIDWELLY TOWN CENTRE.**
- **3 BEDROOMS. 2 BATHROOMS.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **3 MINUTE WALK KIDWELLY RAILWAY STATION.**
- **MIDWAY CARMARTHEN AND LLANELLI.**

No 16 Llys y Foryd
Station Road
Kidwelly SA17 4UX

£225,000 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 most conveniently situated modern **3 BEDROOMED SEMI-DETACHED TOWN HOUSE** that has been **extended at the rear** to provide a Sun Lounge situated at the head of a small cul-de-sac of similar type dwellings located within a **3 minute walk of Kidwelly Railway Station** and within **walking distance of the Recreational Ground, Primary School and local amenities at the centre** of the ancient township of Kidwelly that is renowned for its 12th Century Norman Castle 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.

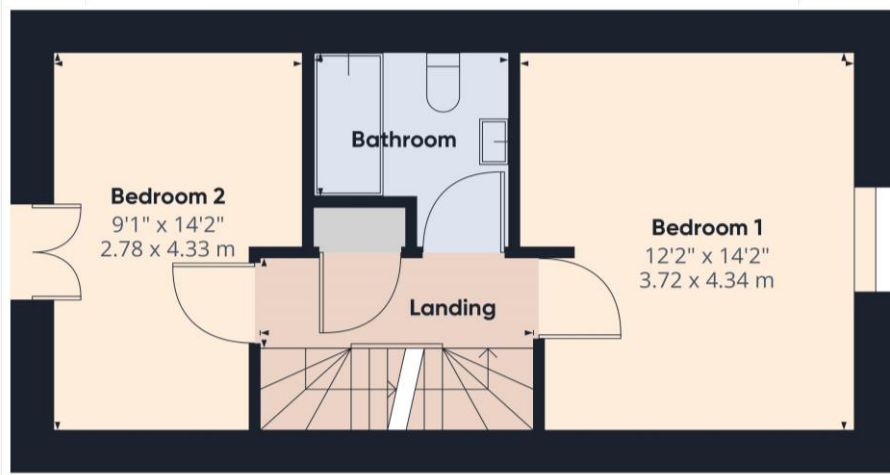
GAS C/H - NEW BOILER 2020 - UNDERFLOOR HEATING TO THE GROUND FLOOR - RADIATORS TO FIRST FLOOR AND SECOND FLOOR.

ANTHRACITE GREY PVCu DOUBLE GLAZED WINDOWS. PLASTIC FASCIA AND SOFFIT.

SMOOTH SKIMMED AND COVED CEILINGS. 7'10" (2.39m) CEILING HEIGHTS to the ground floor.

RAINWATER HARVESTING SYSTEM FOR THE WC's. FIRE DOORS THROUGHOUT.

SOLAR PANEL FOR HOT WATER - NOT IN USE. THE FITTED CARPETS ARE INCLUDED.



CANOPIED ENTRANCE PORCH with composite entrance door with opaque double glazed lights to

RECEPTION HALL 10' 11" (3.32m) in depth with laminate flooring. Cloak hooks. Mains smoke detector. 2 Power points. Staircase to first floor with oak handrail.

SEPARATE WC with extractor fan. Porcelain tiled floor. 2 Piece suite in white comprising wash hand basin with fitted storage cupboard beneath and WC. PVCu opaque double glazed window. Electricity consumer unit.

'L' shaped FITTED KITCHEN 17' 5" x 7' 3" (5.30m x 2.21m) ext. 10' 9" (3.28m) with laminate flooring. Underfloor heating thermostat control. Mains heat detector. PVCu double glazed window to fore with a view. 14 Brushed steel power points plus fused points. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, gas oven, hob, canopied cooker hood, integrated dishwasher and tumble drier. Gas fired C/h boiler. Plumbing for washing machine.

UNDERSTAIRS STORAGE CUPBOARD OFF housing the underfloor heating manifold.

LOUNGE 14' 4" x 11' 3" (4.37m x 3.43m) with mains smoke detector. 12 Power points. TV and telephone points. Underfloor heating thermostat control. 5' 8" (1.73m) wide opening to

SUN LOUNGE 9' 10" x 8' 7" (2.99m x 2.61m) fully double glazed under a smooth skimmed sloping ceiling with recessed downlighting. 4 Power points. PVCu double glazed double French doors to and overlooking the rear garden. This room is presently utilised as a Dining room.

FIRST FLOOR - 7' 11" (2.41m) ceiling heights

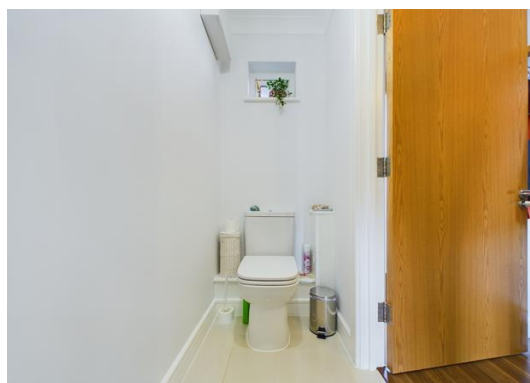
LANDING with staircase to second floor with oak hand rail. 2 Power points. C/h thermostat control. Mains smoke detector.

BUILT-IN AIRING/LINEN CUPBOARD OFF with slatted shelving. Radiator.

REAR BEDROOM 1 14' 4" x 11' 4" (4.37m x 3.45m) with PVCu double glazed window with a view. Radiator. 8 Power points. TV and telephone points.

BATHROOM 7' 5" x 6' 10" (2.26m x 2.08m) overall slightly 'L' shaped with slate effect ceramic tiled floor. Chrome towel warmer ladder radiator. Fully tiled walls. Extractor fan. 3 Piece suite in white comprising pedestal wash hand basin, WC and shower bath with dual head plumbed-in shower over and shower screen.

FRONT BEDROOM 2 14' 4" x 9' 2" (4.37m x 2.79m) overall slightly 'L' shaped with radiator. PVCu double glazed double French doors to the '**Juliet balcony**'. 8 Power points. TV and telephone points.



SECOND FLOOR

LANDING with mains smoke detector.

MASTER BEDROOM 3 12' 9" x 10' 9" (3.88m x 3.27m) overall plus PVCu double glazed dormer window. 8 Power points. Access to loft space. TV and telephone points. Part sloping ceiling. Radiator.

BUILT-IN AIRING CUPBOARD OFF housing the pressurised hot water cylinder.

DRESSING ROOM 6' 8" x 6' 7" (2.03m x 2.01m) with PVCu double glazed 'Velux' window to part sloping ceiling. Radiator. 4 Power points. Door to

EN-SUITE SHOWER ROOM 7' 4" x 6' 7" (2.23m x 2.01m) with ceramic tiled floor. Fully tiled walls. Double glazed 'Velux' window to part sloping ceiling. Chrome towel warmer ladder radiator. 2 Piece suite in white comprising pedestal wash hand basin and WC. Quadrant shower enclosure with dual head plumbed-in shower over and double sliding shower doors.

EXTERNALLY

Tarmacadamed forecourt providing hardstanding for up to 2 vehicles. Gated side pathway. Sunny south facing close boarded fenced landscaped decoratively stoned rear garden with raised borders. **The rear garden extends for a depth of approximately 24' 10" (7.57m).** OUTSIDE LIGHTS and WATER TAP. GARDEN STORE SHED.







DIRECTIONS: - From the **centre of Kidwelly** turn off 'Bridge Street' into 'Station Road' by **Kidwelly Rugby Club**. Continue along 'Station Road' **past** Kidwelly Post Office, the entrance to 'Parc Stephens' recreational ground, right hand turning for 'Hillfield Villas' and left hand turning for 'Westhill Crescent' and continue **past** the left hand turning for 'Park View Drive' to the **end of 'Station Road'** and **turn left into 'Llys y Foryd'** and the property will be found towards the **head of the cul-de-sac 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 C. 2023/24 = £1,797.20p. **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

14.02.2024 - REF: 6767