

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
Land Agents  
Surveyors

Est. 1998

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- **VERY WELL PRESENTED EXTENDED SEMI-DETACHED HOUSE.**
- **MODERNISERD AND UPDATED SINCE 2020.**
- **SET WELL BACK OFF THE ROAD ENJOYING A PRIVATE SUNNY POSITION WITH VIEWS.**
- **2/3 BEDROOMS. 2 SHOWER ROOMS/WC's.**
- **SUN LOUNGE. 'MICRO SMALLHOLDING'.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **GAS C/H. CLOSE TO KIDWELLY CASTLE.**
- **EXCELLENT SCOPE TO EXTEND – STP.**
- **MIDWAY CARMARTHEN AND LLANELLI.**

**Castle Dean**  
**No 17 Castle Street**  
**Kidwelly SA17 5AX**

**£279,950** OIRO  
FREEHOLD

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

Telephone: 01267-220424 • Facsimile: 01267-238779

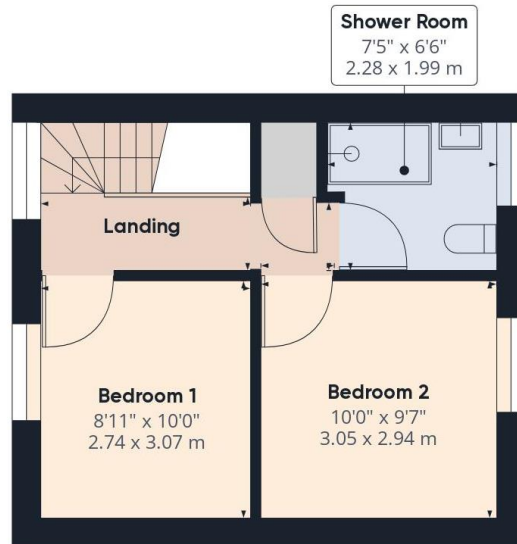
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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.



Ground Floor Building 1



Floor 1 Building 1

A very well presented most conveniently situated **2/3 BEDROOMED SEMI-DETACHED HOUSE** that has been **extended at the rear** and which affords **excellent scope to enlarge the accommodation** if so desired and subject to the necessary consents being obtained situated set well back off the road enjoying a **private sunny position** with **views** of the Castle and over the Gwendraeth Fach river to the rear being located in a sought after area in the **'shadow' of Kidwelly Castle** just off the **centre of the historical estuarial township of Kidwelly** that is renowned for its 12<sup>th</sup> Century Norman Castle, within **walking distance** of the Recreational Ground, Primary Schools and Railway Station enjoying ease of access to all local amenities and which in turn is located just off the A484 trunk road **midway the County 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** with thermostatically controlled radiators. **PVCu DOUBLE GLAZED WINDOWS**.

**TEXTURED AND COVED CEILINGS. PAINTED WHITE PANELLED INTERNAL DOORS.**

**8' 5" (2.57m) CEILING HEIGHTS TO THE GROUND FLOOR. PLASTIC FASCIAS.**

**THE FITTED CARPETS ARE INCLUDED.**

**APPLICANTS SHOULD NOTE THAT SINCE 2020 THE PROPERTY HAS BEEN EXTENDED AT THE REAR, NEW WINDOWS PROVIDED, COMPLETE EXTERNAL RE-DECORATION, A NEW GAS BOILER HAS BEEN PROVIDED, A NEW ELECTRICITY CONSUMER UNIT HAS BEEN PROVIDED AND THE GARDEN HAS BEEN LANDSCAPED TOGETHER WITH THE PROVISION OF NUMEROUS SMALL OUTHOUSES/BUILDINGS.**

**VIEWS ARE ENJOYED FROM THE REAR OF THE PROPERTY OF KIDWELLY CASTLE, OVER THE GWENDRAETH FACH RIVER AND TOWN OF KIDWELLY.**

**RECEPTION HALL** with slate tile effect laminate flooring. Mains smoke detector. Staircase to first floor. PVCu part opaque double glazed entrance door with cat flap to outside. 2 Power points. Understairs storage cupboard with 2 power points.

**STUDY/BEDROOM 3 9' 11" x 9' (3.02m x 2.74m)** overall 'L' shaped with 4 power points. Slate tile effect laminate flooring to match the entrance hall. Radiator. PVCu double glazed window to fore. Fitted shelving. Telephone point. Fitted wall cupboard.

**LIVING ROOM 17' 10" max x 9' 11" (5.43m x 3.02m)** with slate tile effect laminate flooring. Radiator. Feature brick fireplace with slate hearth incorporating a multi-fuel stove with shelved recess to one side. 6 Power points. Fitted book shelving. 5' 7" (1.7m) wide opening to

**SUN LOUNGE 11' 10" x 9' 1" (3.60m x 2.77m)** with slate tile effect laminate flooring. Half PVCu double glazed on a dwarf wall. Smooth skimmed ceiling. 8 Power points. Electric panel heater. From the Sun Lounge **views** are enjoyed over the rear garden, Gwendraeth Fach river and town of Kidwelly.

**FITTED KITCHEN/DINING ROOM 14' 3" x 12' 1" (4.34m x 3.68m)** with slate tile effect ceramic tiled floor. Double aspect. 2 PVCu double glazed windows - 1 with a view over the rear garden, Gwendraeth Fach river and town of Kidwelly. Part tiled walls. Range of fitted base and eye level pine fronted kitchen units incorporating a 1.5 bowl sink unit, cooker hood and wine rack. Plumbing for dishwasher. Radiator. 8 Power points plus fused point.



**HALL** with 7' 7" (2.31m) ceiling height. PVCu part opaque double glazed entrance door with cat flap to fore. Cloak hooks. Access to loft space. Radiator. Electricity consumer unit.

**SHOWER/UTILITY ROOM 7' 9" x 5' 4" (2.36m x 1.62m)** with wall mounted gas fired 'Baxi' central heating boiler. Plumbing for washing machine. Radiator. PVCu opaque double glazed window. 2 Piece suite in white comprising pedestal wash hand basin and WC. Tiled shower enclosure with electric shower over and sliding shower doors. C/h timer control. 2 Power points. Extractor fan. 7' 7" (2.31m) ceiling height.

## **FIRST FLOOR**

**LANDING** with 2 power points. Access to partly boarded loft space with electricity connected. PVCu double glazed window with a view.

**FRONT BEDROOM 1 9' 11" x 9' (3.02m x 2.74m)** with radiator. PVCu double glazed window to fore with a view. 4 Power points. Fitted shelving.

## **INNER LANDING**

**BUIL-IN AIRING/LINEN CUPBOARD** off 3' 2" (.96m) in depth. Radiator. Slatted shelving.

**SHOWER ROOM 7' 6" x 6' 5" (2.28m x 1.95m)** overall slightly 'L' shaped with vinyl floor covering. Part tiled walls. PVCu opaque double glazed sash window. Radiator. Extractor fan. Fitted shelving. 2 Piece suite in white comprising WC and pedestal wash hand basin. Double shower enclosure with plumbed-in dual head shower over.

**REAR BEDROOM 2 10' 1" x 9' 7" (3.07m x 2.92m)** with boarded effect laminate flooring. Radiator. PVCu double glazed window with a view over the Gwendraeth Fach river valley and town of Kidwelly. 4 Power points.

## **EXTERNALLY**

Decoratively stoned, gated/walled entrance drive that leads to the side of the residence and provides ample private car parking/turning. Rear decked sun terrace off the sun lounge and lawned garden. Decoratively stoned seating area off the outside bar and rear lawned garden. The rear garden enjoys a sunny south facing position and **affords a good degree of privacy** and from which **views** are enjoyed of Kidwelly Castle and out over the Gwendraeth Fach river, Kidwelly and beyond. Beyond the parking area the former garden has been sub-divided into 2 small enclosures with chicken coop and duck enclosures off. **OUTSIDE POWER POINT and WATER TAP.**

*Applicants may be interested to note that the garden to the property has been utilised as a 'micro smallholding' by the vendors who keep chickens, ducks and goats.*

The side parking area and enclosures to include the outhouses has an overall measurement of approximately 80' x 50' (24.38m x 15.24m).



**GARDEN ROOM 9' 2" x 9' (2.79m x 2.74m)** plus area off **10' 9" x 6' 7" (3.28m x 2m)** with power and lighting. PVCu double glazed sliding patio door. This room could easily be utilised as a home office.

**OPEN FRONTED BAR 10' 7" x 7' 7" (3.22m x 2.31m)** timber framed with power and lighting. View of Kidwelly Castle.

**WORKSHOP 7' 10" x 7' 6" (2.39m x 2.28m)** plus area off **6' 2" x 4' 5" (1.88m x 1.35m)** with power and lighting. Timber framed.

**WOOD STORE**

**GOAT HOUSE**

**FEED STORE**









**DIRECTIONS:** - Upon entering **Kidwelly** from the **Carmarthen** direction **turn left opposite** the turning for Ferryside/Llansaint (Ferry Road) and 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 **entrance to the property** is the **second on the left hand side opposite** the 'Old Moat House' Pub/Restaurant.

**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 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

04.02.2024 - REF: 6753