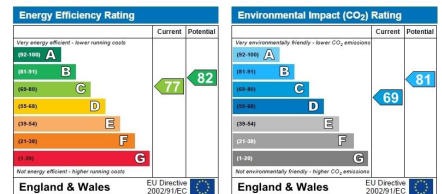




88 Station Road, Kidwelly SA17 4UR

Offers in the region of £165,000

Spacious Detached Property
Double Glazing & Gas Central Heating
Parking To Front
Close To Mainline Railway Station
EPC: C 77



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LF/KH/62014/120218

DESCRIPTION

A spacious detached property offering good sized, light and roomy accommodation. The property benefits from double glazing and a gas fired central heating system, tarmacadam parking area to the front and enclosed garden.

Situated on the edge of the ancient town of Kidwelly, well known for its picturesque castle and day to day shopping facilities, and located between the main towns of Carmarthen and Llanelli, the property benefits from easy access to the mainline rail station which connects to London Paddington.

Carmarthen and Llanelli offer excellent shopping facilities with national retailers, junior and secondary schools, bus and rail stations with M4 dual carriageway available at Hendy close to Llanelli which is 12 miles approximately. Pembrey Country Park with its large sandy beach, ski slope, motor racing centre etc is 4 miles approximately, other places of interest include Ffos Las horse racing course and golf course which is 6 miles approximately.

HALL

Entered via front entrance door, stairs to first floor, radiator.

LOUNGE

13'1" x 12' (3.99m x 3.66m)

Double glazed window to front elevation, door to:

DINING ROOM

10' max/8'10" x 10' 1" (3.05m max/8'10" x 3.05m)
Double glazed window to rear, radiator, door to:

KITCHEN

10' x 9'7" (3.05m x 2.92m)
Double glazed window to rear garden with distant views, fitted cupboard, radiator, door to side elevation.

FIRST FLOOR LANDING

Double glazed window, access to attic.

BEDROOM 1

8'6" x 5'2" (2.59m x 1.57m)
Double glazed window to front elevation, open cupboard.

BEDROOM 2

11'9" x 11'4" (3.58m x 3.45m)
Double glazed window to front elevation, airing cupboard, fitted cupboard.

BEDROOM 3

11'11" x 8'10" (3.63m x 2.69m)
Double glazed window to rear garden, fitted cupboard.

BATHROOM

7'11" x 5'8" (2.41m x 1.73m)
White three piece suite, radiator, double glazed window to rear elevation.

EXTERNALLY

Garden to front elevation with side access leading to **TWO STORE SHEDS and WC**, lower garden with lovely views.

SERVICES

We have been advised mains services are connected to the property.

PLEASE NOTE:-

Prospective purchasers enter the property at their

own risk.

VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Carmarthen take the A484 south signposted for Llanelli-Pembrey Country Park and travel for approximately 12 miles, going through the villages of Cwmffrwd, Idole, Llandyfaelog and travel onto the roundabout at Kidwelly. Take the second junction off and continue into Kidwelly town centre, passing Spar on the right-hand side and continue on over the bridge and into the centre. Continue along for approximately 50 yards and take the right-hand turning by the old library and the rugby club into Station Road. Continue to the very end whereby the property will be located on the left-hand side as identified by our John Francis For Sale board.