



48 Ferry Road, Kidwelly SA17 5EQ

Offers in the region of £200,000

Cosy 3 Bedroom Detached Bungalow In Popular Location

Cul-de-sac With Parking & Garage
Convenient For Coast, Countrypark,
Situated Between Carmarthen & Llanelli
EER: 71

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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NWT/DT/84323/211021

DESCRIPTION

A cosy 3 bedroom bungalow offering good sized accommodation, benefitting from double glazing and gas central heating. The property has low maintenance grounds with parking to side and garage. Situated in a quiet cul-de-sac on the edge of the ancient township of Kidwelly, well known for its picturesque castle and offering excellent day to day facilities including doctors, chemist, eateries and junior school, also a mainline railway station which connects to London Paddington. Situated between the main towns of Carmarthen and Llanelli which are 10 and 9 miles respectively. Both offer excellent shopping facilities, national retailers, junior and secondary school, bus and railway station. Pembrey Country Park is approximately 2 miles away with its large sandy beach, ski slope, motor racing centre, enclosed cycle track and connects up to the coast path.

ACCOMMODATION

Double glazed entrance doorway to:

HALLWAY

Radiator. Doors off to:

LIVING ROOM

9'0/10'6 x 15'9 (2.74m x 4.80m)
Double glazed bay window to front, electric flame effect fire with wooden mantle over and hearth.
Opening to:

DINING AREA

10'10 x 9'8 (3.30m x 2.95m)
Double glazed window to front, radiator. Door to:

KITCHEN

11'8 x 8'10 (3.56m x 2.69m)
Fitted with a range of matching wall and base units with worktops over, stainless steel sink unit with single drainer, radiator, double glazed window to side, electric oven, 4 ring electric hob with extractor fan over, storage cupboard incorporating radiator and gas boiler which runs the central heating and hot water system. Side door leading to:

ENTRANCE PORCH/

CONSERVATORY

12'6 x 4'8 (3.81m x 1.42m)
Door to front and rear, plumbing for washing machine, base unit with worktop over, tiled floor, opaque double glazed window to side.

INNER HALLWAY

With loft access. Door to:

BATHROOM

8'0 x 5'5 (2.44m x 1.65m)
Suite comprising of shower cubicle, vanity wash hand basin, low level flush WC, radiator, tiled walls.

INNER HALLWAY

Storage cupboard. Doors off to:

BEDROOM

12'10 x 8'9 (3.91m x 2.67m)
Double glazed window to rear, radiator.

BEDROOM

10'6 x 9'9 (3.20m x 2.97m)
Double glazed window to rear, radiator.

BEDROOM

12;2 x 7'4 (0.30m x 2.24m)
Double glazed window to side, radiator.

EXTERNALLY

Low maintenance areas include driveway with parking for up to 3 vehicles leading up to **GARAGE - 17'1 x 8'3** with up and over door. There are shrub and flower borders to side, side pedestrian access to the rear enclosed garden, low maintenance and gravelled with a patio area.

SERVICES

We are advised mains electricity, gas, water (metered) and drainage are connected.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@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 Llanelli/Pembrey Country Park. Travelling for approximately 10 miles, having travelled through Cwmffrwd, Idole, Llandyfaelog onto Kidwelly and at the roundabout take the second junction off into Kidwelly town centre. At the Londis/Spa shop turn right into Ferry Road. Continue on for approximately 100 yards and turn left. Continue on for a short distance and number 48 can be found on the right hand side.