Approx Gross Internal Area
129 sq m / 1385 sq ft



Ground Floor
Approx 49 sq m / 525 sq ft

First Floor
Approx 37 sq m / 396 sq ft

Second Floor
Approx 32 sq m / 340 sq ft

Garage
Approx 11 sq m / 123 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: D
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/JTP/09/26 DRAFT CFP

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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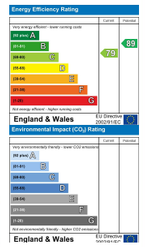
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47 Parc Y Garreg, Kidwelly, SA17 4PU

- SEMI-DETACHED HOUSE
- TWO RECEPTION ROOMS INCLUDING A CONSEVATORY
- OFF-ROAD PARKING & GARAGE
- CONVENIENTLY LOCATED JUST OUTSIDE THE TOWN OF KIDWELLY
- HEATING-GAS
- THREE DOUBLE BEDROOMS
- ENSUITE & DRESSING ROOM IN MASTER BEDROOM
- CHAIN FREE
- ENCLOSED REAR GARDEN
- EPC-C

£235,000



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The Agent that goes the Extra Mile



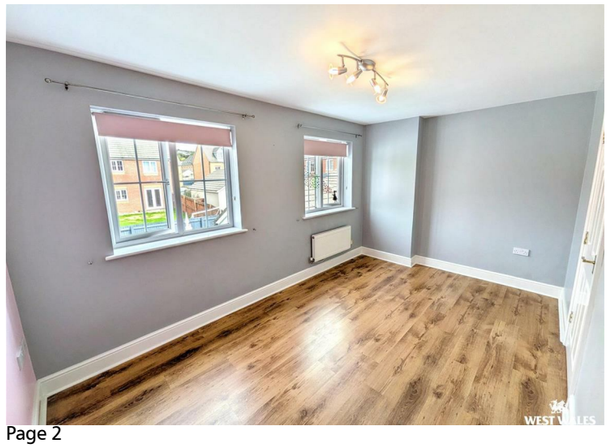






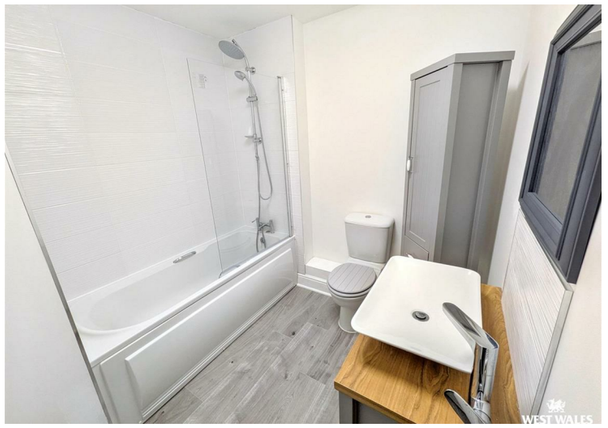












CHAIN FREE

Conveniently located just outside the town of Kidwelly, this well-presented semi-detached house offers accommodation arranged over three floors and would make an ideal home for first-time buyers or families. The property combines three double bedrooms with two reception rooms, including a conservatory, providing a flexible layout for modern family living.

The ground floor includes two reception rooms, a useful WC and a well-appointed kitchen featuring excellent built-in cupboard storage. Of particular benefit is the storage unit surrounding the fridge freezer, cleverly designed to maximise the available space and provide additional practical storage. The first floor provides two double bedrooms and a family bathroom. The second floor is home to the principal bedroom, complete with a dressing room and en-suite, creating a dedicated space away from the rest of the accommodation.

Externally, the property benefits from off-road parking this also includes an electric charging point, a garage and an enclosed rear garden. With its three-floor layout, three double bedrooms, well-planned kitchen storage and convenient position close to Kidwelly, this is a property that offers plenty of flexibility for its next owner.

Viewings are highly recommended.







DIRECTIONS

From our offices on Dark Gate in Carmarthen, follow Lammas Street and turn left onto Morfa Lane/B4312. At the roundabout, take the second exit onto the A4242, then take the first exit onto the A40. At Pensarn Roundabout, take the third exit onto the A484 and continue along the A484, taking the third, second and then first exits at the subsequent roundabouts, remaining on the A484. Continue towards Kidwelly before turning left onto Meinciau Road. Follow Meinciau Road and turn left onto Parc Y Garreg, where the property will be located on the right-hand side.
what3words:///strides.gripes.positions

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.