12 Maes Y Wern

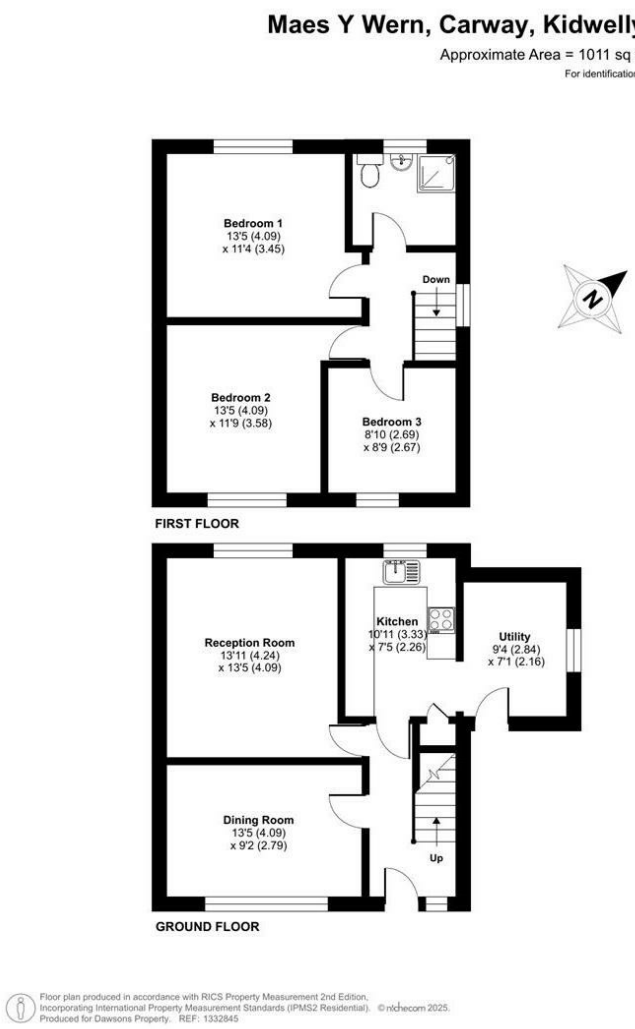
Carway, Kidwelly, SA17 4HF

Offers Around £150,000

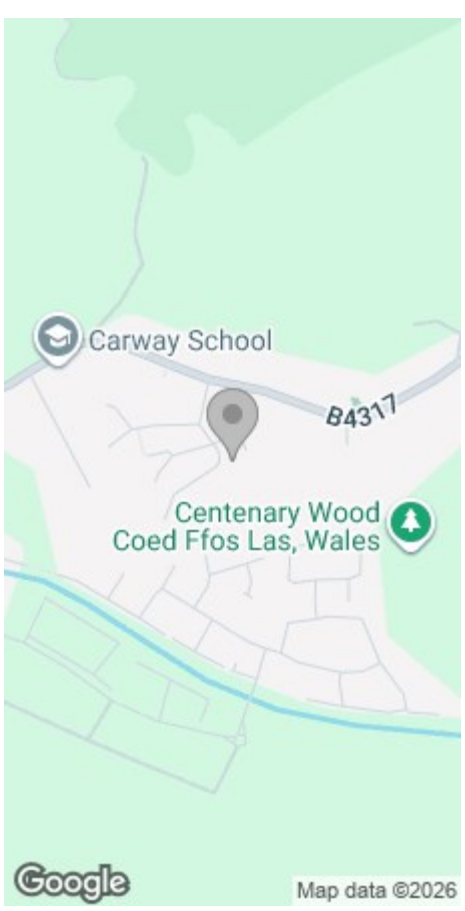
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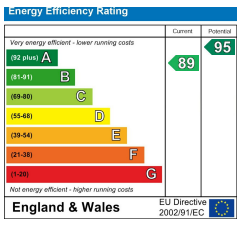
FLOOR PLAN



AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

Set on a development of similar properties is this semi-detached house presents an excellent opportunity for families seeking a comfortable and modern living space. This ex-local authority property has been thoughtfully updated, ensuring it meets the needs of contemporary family life.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertainment. The well-appointed kitchen, complemented by a utility area, offers practicality for daily living. The property boasts three spacious bedrooms, perfect for accommodating family members or guests.

With its blend of modern updates and practical features, this property is an ideal choice for those looking to settle in a welcoming neighbourhood. Don't miss the chance to make this lovely house your new home.

One of the standout features of this home is the generous garden. Additionally, the property benefits from ample parking at the rear, ensuring convenience for residents and visitors alike.

The current owners have made significant improvements, including the installation of a heat pump solar system, which enhances energy efficiency and reduces heating costs. This thoughtful addition not only contributes to a more sustainable lifestyle but also adds value to the home.







FULL DESCRIPTION

ENTRANCE

HALLWAY

DINING ROOM
13'5" x 9'1" (4.09m x 2.79)

RECEPTION ROOM
13'10" x 13'5" (4.24m x 4.09m)

KITCHEN
10'11" x 7'4" (3.33m x 2.26m)

UTILITY AREA
9'3" x 7'1" (2.84m x 2.16m)

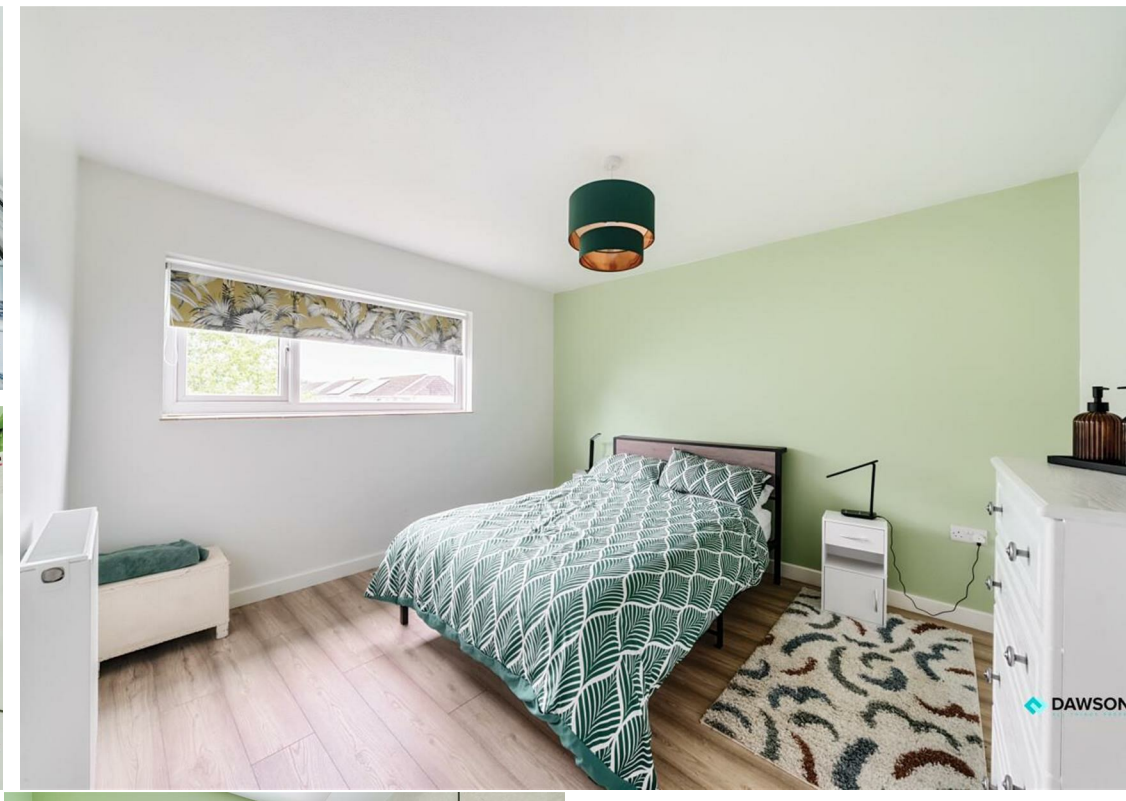
FIRST FLOOR

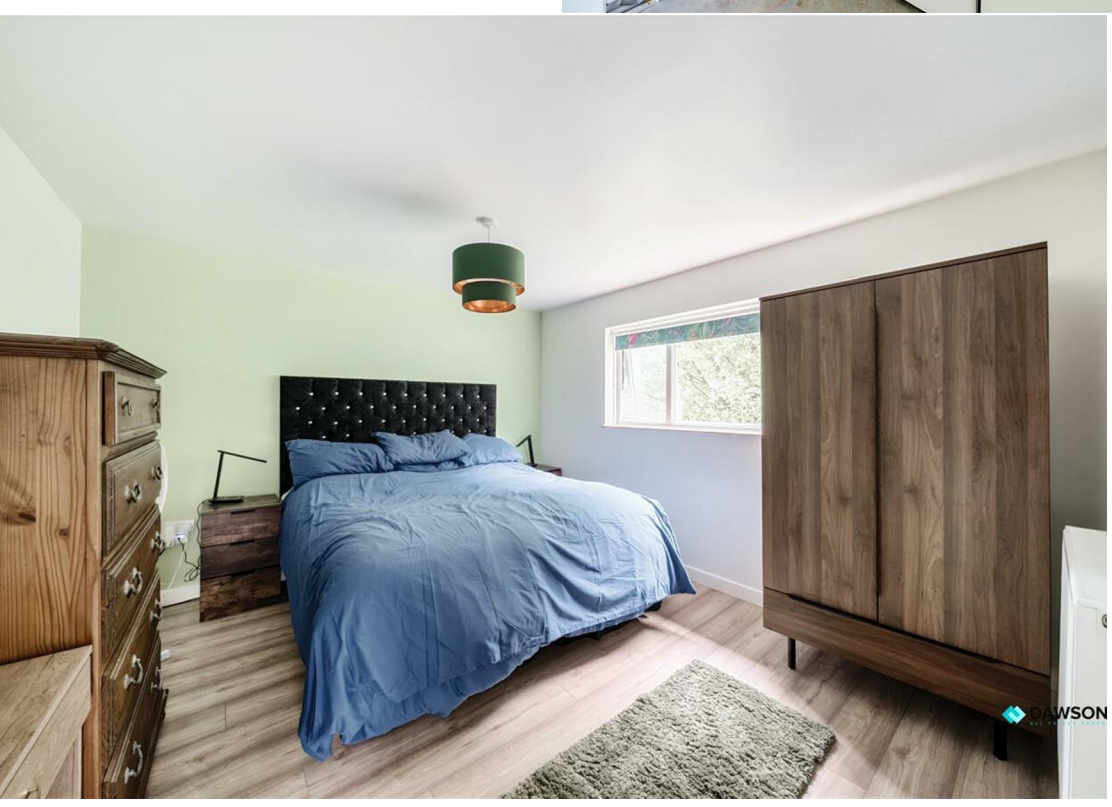
LANDING

BEDROOM ONE
13'5" x 11'3" (4.09m x 3.45m)













BEDROOM TWO
13'5" x 11'8" (4.09m x 3.58m)

BEDROOM THREE
8'9" xc 8'9" (2.69m xc 2.67m)

SHOWER ROOM

EXTERNAL

OUTBUILDINGS

PARKING
Parking accessed via rear lane with parking for up to 4 cars

COUNCIL TAX BAND A

TENURE
FREEHOLD

EPC-B

SERVICES
Heating System - Electric/Solar/Heat Pump
Mains electricity, sewerage and water
Broadband - You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.





