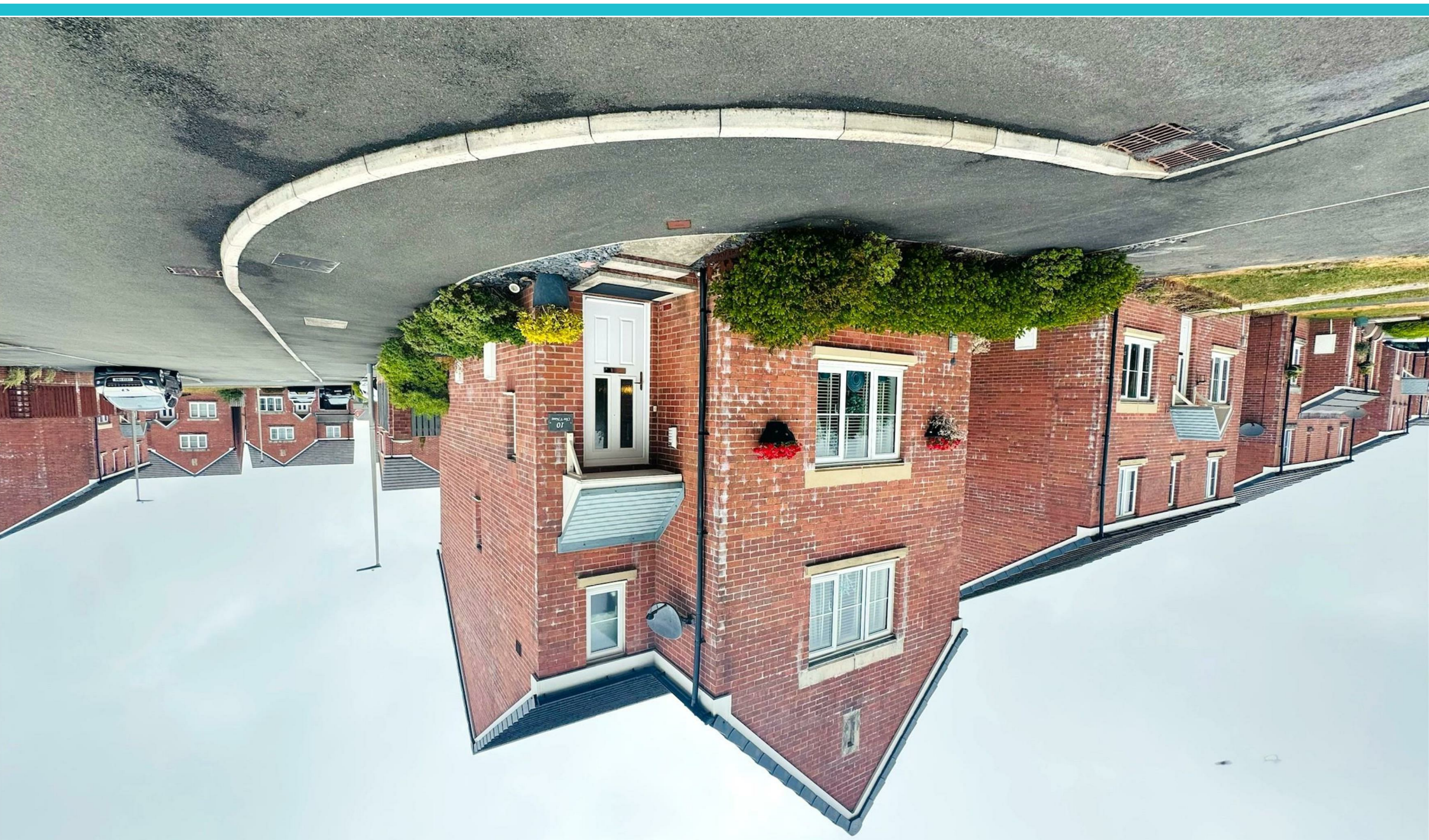
10 Clos Y Nant

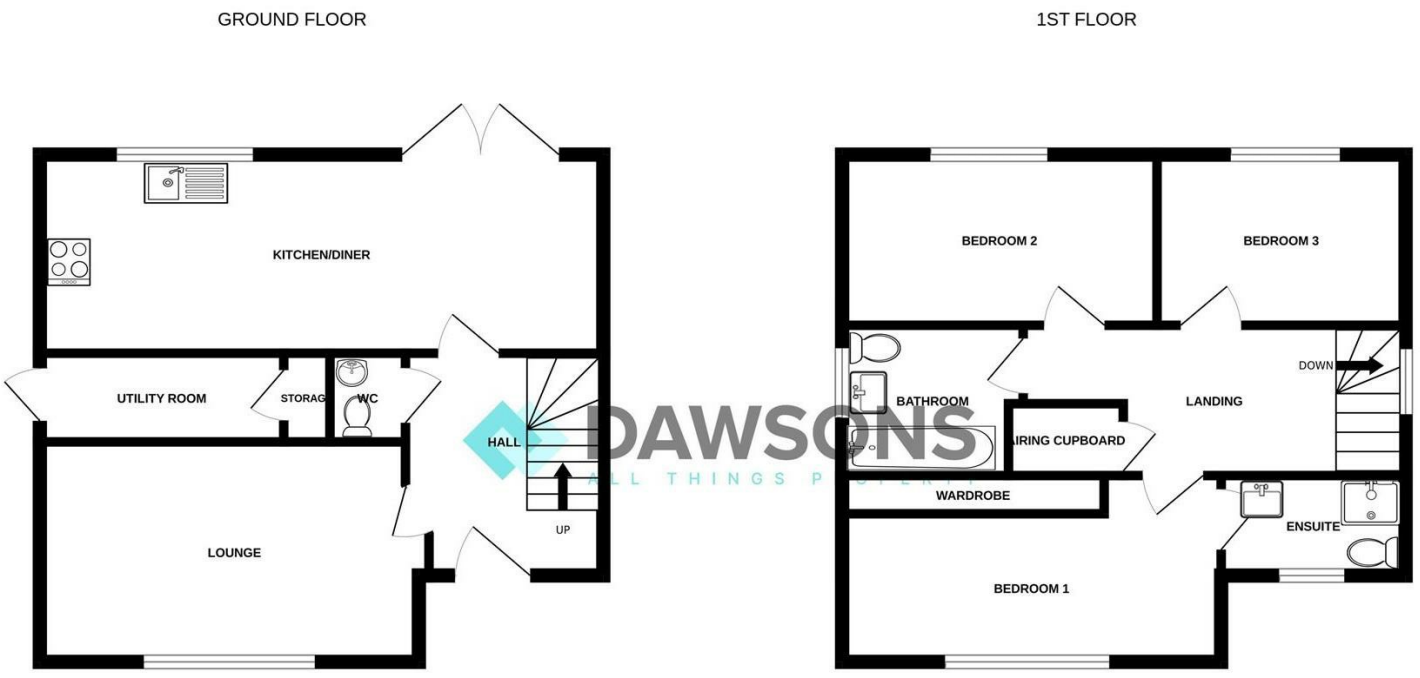
Carway, Kidwelly, SA17 4JH

Asking Price £235,000

3 | 2 | 1 | B

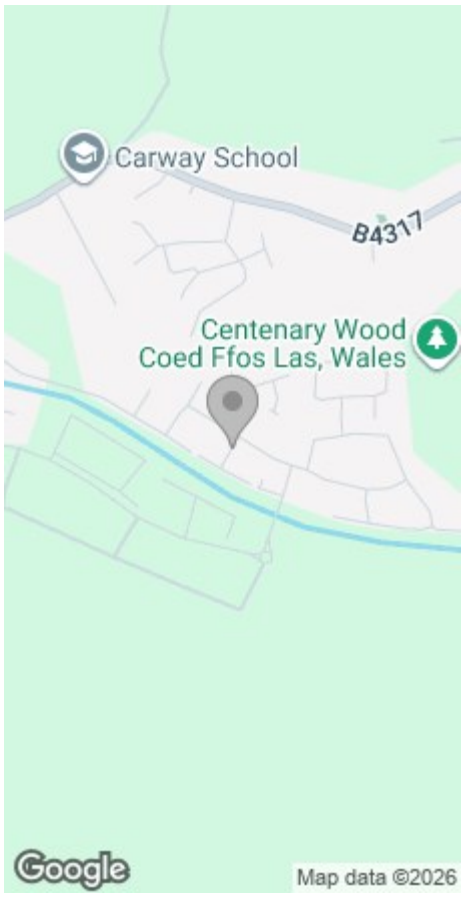


FLOOR PLAN

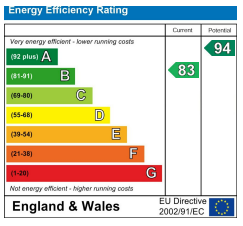


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Located in a quiet spot in the village of Carway, Kidwelly, this beautifully maintained three-bedroom detached house on Clos Y Nant offers a perfect blend of comfort and style. The property boasts a spacious reception room that welcomes you with warmth and light, ideal for both relaxation and entertaining. The separate kitchen/dining room is a delightful space, featuring patio doors that lead directly to the immaculate and low-maintenance garden, creating a seamless connection between indoor and outdoor living. The home comprises three well-proportioned bedrooms, providing ample space for family living or visiting guests. The master bedroom benefits from fitted wardrobe space and a private ensuite shower room, offering both convenience and practicality. A modern family bathroom and a WC further cater to the needs of the household. Additional features include a utility room, which adds practicality to daily living, and a garage alongside a parking space, making this property not only aesthetically pleasing but also functional. The open vista to the front of the property enhances its appeal, offering a pleasant outlook and a sense of space.
This beautiful home is perfect for those seeking a peaceful retreat in a friendly community, with easy access to the stunning Welsh countryside. Ideally situated on the doorstep of Ffos Las Racecourse and just a short drive from the historic town of Kidwelly, the property offers the perfect balance of rural tranquillity and convenient local amenities. Whether you are a first-time buyer or looking to downsize, this property is a wonderful opportunity not to be missed.







FULL DESCRIPTION

Ground Floor

Hallway

WC
3'0" x 5'4" (0.922 x 1.646)

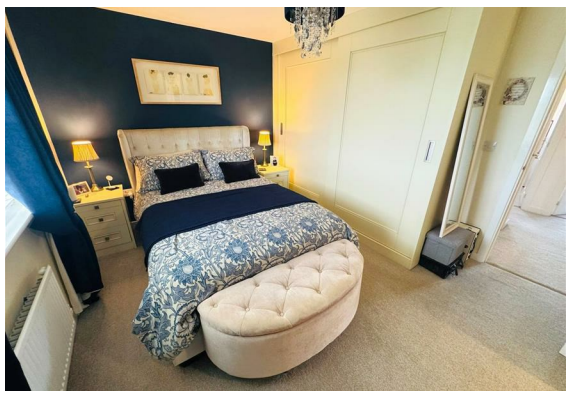
Lounge
12'11" x 12'3" (3.945 x 3.745)

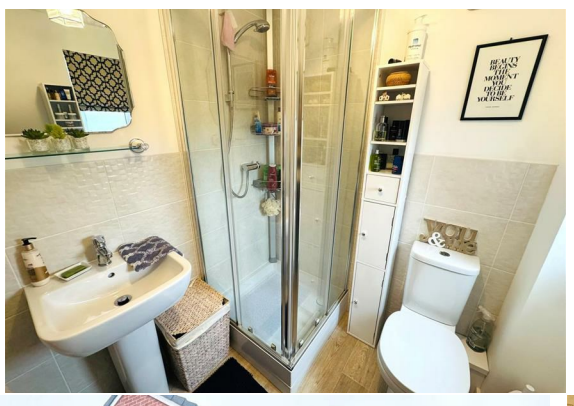
Kitchen/dining room
9'4" x 18'1" (2.852 x 5.529)

First Floor

Bedroom 1
12'11" x 10'9" (3.952 x 3.296)

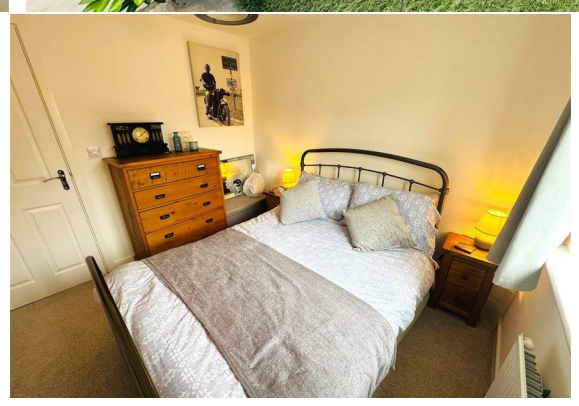
Ensuite
5'10" x 6'0" (1.788 x 1.832)













Bedroom 2
9'5" x 9'3" (2.893 x 2.831)

Bedroom 3
9'6" x 8'7" (2.905 x 2.621)

Bathroom
5'7" x 6'10" (1.708 x 2.086)

External
Patio and artificial grass

Parking
Garage with parking space in front which is to the rear of the property

TENURE
FREEHOLD

EPC = B

COUNCIL TAX BAND = D

SERVICES
Heating System - Gas
Mains gas, electricity, sewerage and water - METERED
Mobile - There are no known issues with mobile coverage using the vendors current supplier
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.





