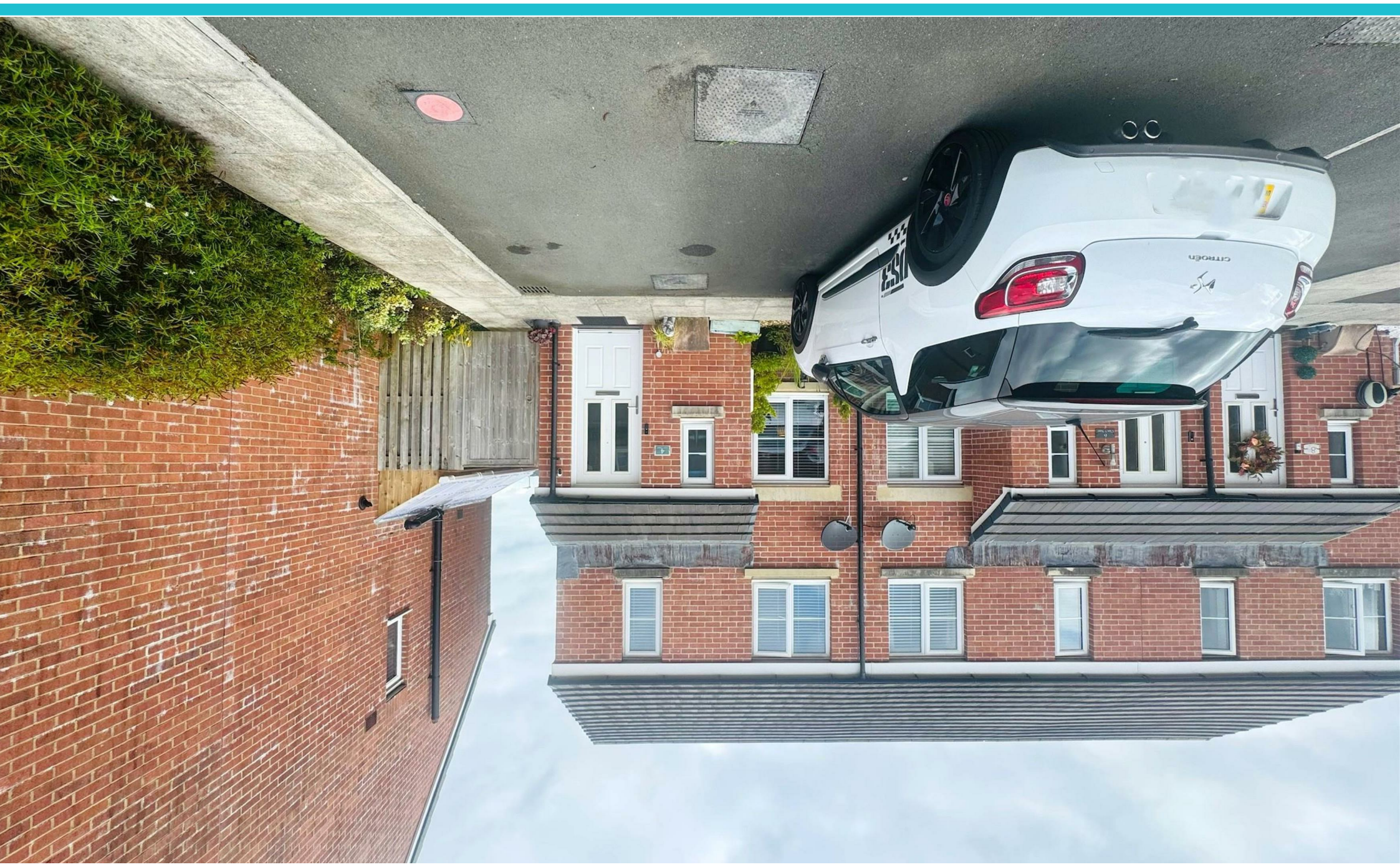
# 4 Clos Y Nant

Carway, Kidwelly, SA17 4JH

**Offers Around £160,000**

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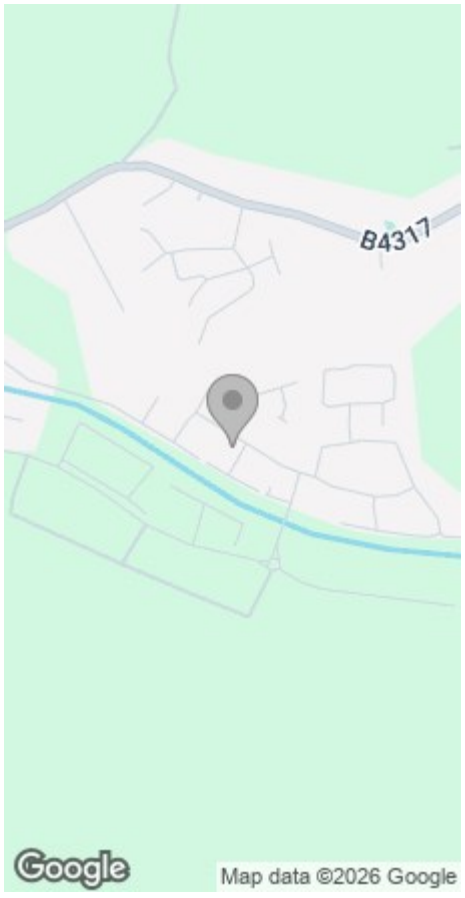


## FLOOR PLAN

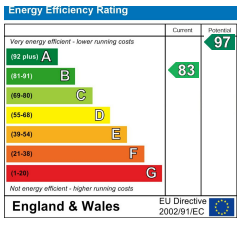



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

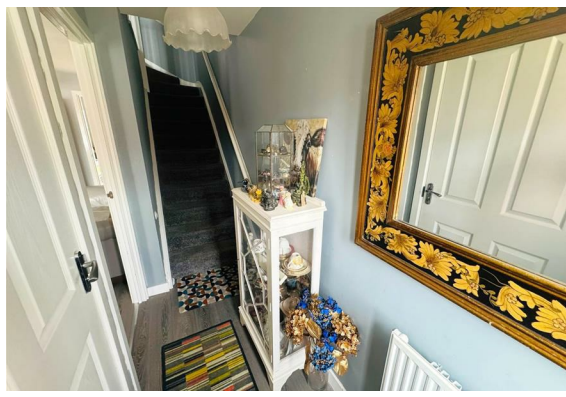
Nestled in the village of Carway, Kidwelly, this delightful two-bedroom end-terrace home offers a wonderful blend of comfort and convenience. The property features a welcoming reception room which flows seamlessly into the well-appointed kitchen, creating a practical and inviting space for everyday living. From the kitchen, there is access to the rear garden, which benefits from a patio seating area and a dedicated space for a barbecue, making it an ideal setting for outdoor entertaining and enjoying the warmer months.

The first floor comprises two generously sized bedrooms along with a modern family bathroom, thoughtfully designed to provide both functionality and comfort. In addition, a convenient downstairs WC further enhances the practicality of the accommodation.

This property will appeal to a range of purchasers, whether you are taking your first step onto the property ladder, looking to downsize, or seeking a home in a village setting. With its well-planned layout, enclosed rear garden and move-in-ready accommodation, this lovely home presents an excellent opportunity for those seeking comfort and practicality. Viewing is highly recommended to fully appreciate all that this property has to offer.







## FULL DESCRIPTION

### Ground Floor

### Hallway

### WC
4'10" x 2'11" (1.475 x 0.903)



### Reception room
15'1" x 9'5" (4.616 x 2.879)

### Kitchen
12'6" x 8'0" (3.834 x 2.463)



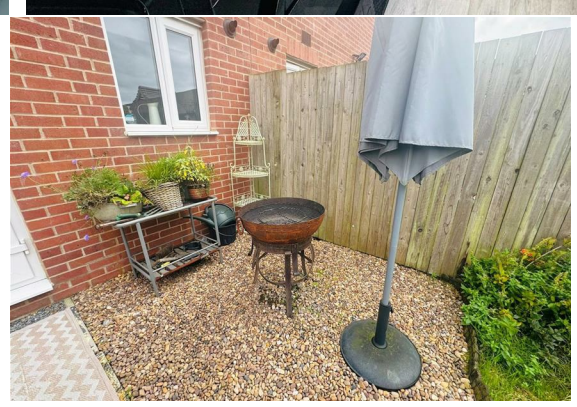


### First Floor

### Bedroom 1
12'10" x 8'2" (3.915 x 2.513)

### Bedroom 2
12'10" x 8'5" (3.923 x 2.582)







### Bathroom
5'6" x 6'2" (1.7 x 1.9)

### External
Rear garden featuring both a lawn and patio area.

### Parking
Two spaces

### Council Tax Band = B

### Tenure
FREEHOLD

### Services
Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is Nest (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, O2
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

### EPC = B





