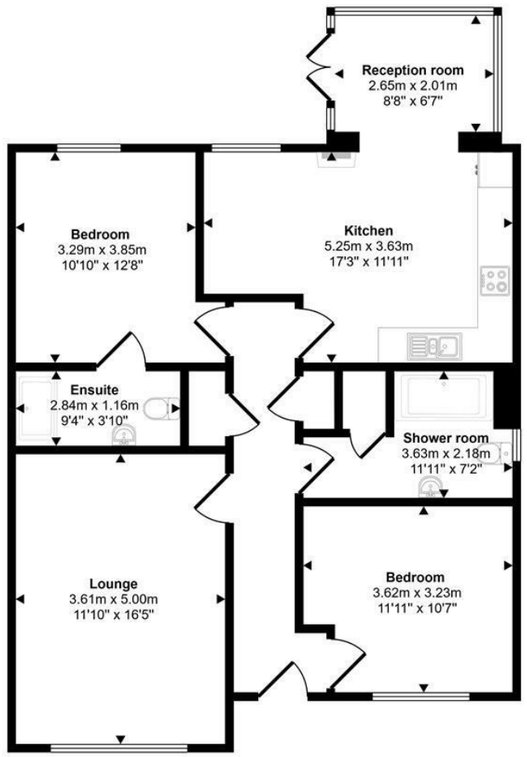
Approx Gross Internal Area
90 sq m / 972 sq ft



Floorplan

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: Band 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

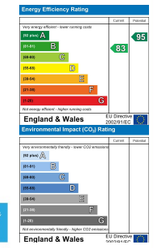
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



7 Llys Y Felin, Kidwelly, SA17 4UQ

- DETACHED BUNGALOW
- EXTENDED KITCHEN DINER
- OFF-ROAD PARKING
- LOW MAINTENANCE GARDEN
- HEATING-GAS
- TWO BEDROOMS
- ENSUITE
- BEAUTIFULLY PRESENTED
- CLOSE TO LOCAL AMMENITIES & TRANSPORT LINKS
- EPC-B



£350,000

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

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The Agent that goes the Extra Mile







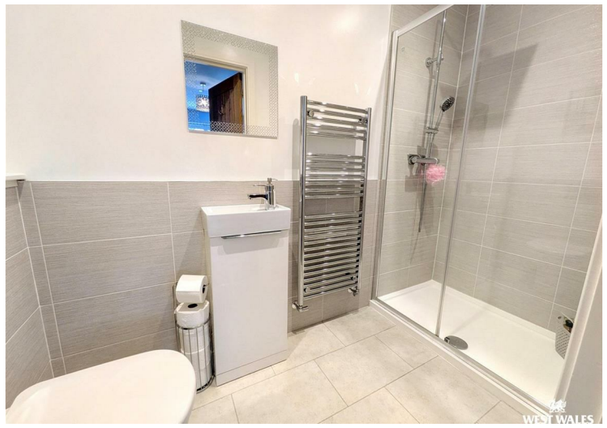
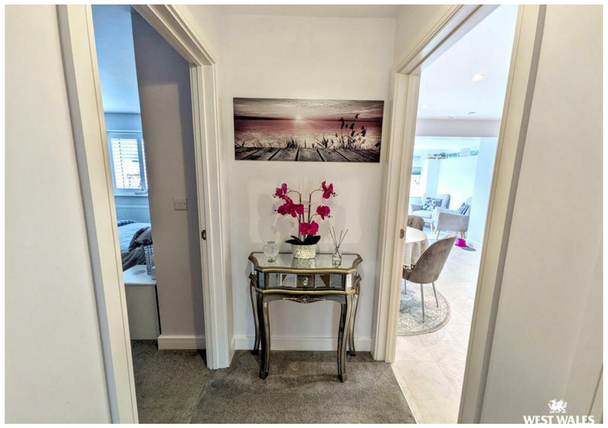
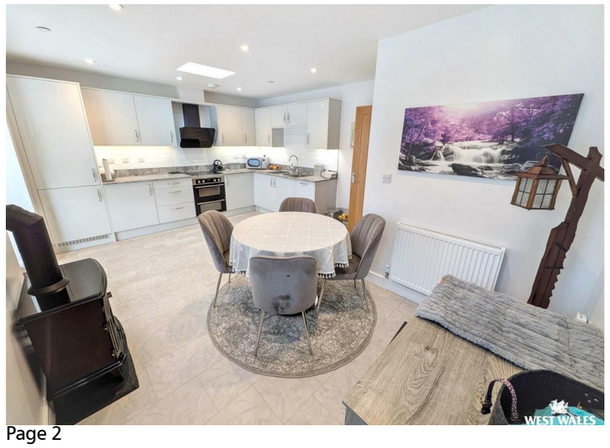

Set within a modern development in the popular town of Kidwelly, this detached two-bedroom bungalow offers contemporary living with a practical layout and excellent outdoor space. The property has been beautifully presented throughout, with a welcoming living room providing a comfortable space to relax, while the extended kitchen diner forms the heart of the home, offering a bright and sociable space for everyday living and entertaining.

The modern fitted kitchen provides plenty of storage and worktop space, with the extended dining area flowing into the open-plan additional reception space, creating a versatile area overlooking the garden. This flexible space could be enjoyed as a second sitting area, dining space or simply somewhere to relax and enjoy the outlook.

The property offers two bedrooms, with the principal bedroom benefiting from its own ensuite, while the second bedroom provides flexibility for guests, family or those working from home. A separate shower room adds further convenience.

Outside, the low-maintenance enclosed rear garden provides an easy-to-manage outdoor space, with a paved patio creating the ideal spot for outdoor dining or enjoying the warmer months. A timber garden room adds useful additional space, while the front of the property benefits from off-road parking and a low-maintenance frontage.

A particularly convenient feature of this location is the excellent transport connectivity, with both Kidwelly train station and local bus routes within walking distance, making this an ideal choice for those looking for easy access to surrounding towns and beyond.


Combining modern, low-maintenance living with a versatile layout and excellent transport links, this detached bungalow offers a great opportunity to enjoy life within a newer development in Kidwelly.





DIRECTIONS

Starting from our offices on Dark Gate in Carmarthen from Lammas Street and continue onto Morfa Lane/B4312. Follow the signs for the A484 towards Llanelli/Kidwelly, continuing through the surrounding villages. Stay on the A484 towards Kidwelly, then follow the signs into the town. Continue towards Llys Y Felin, where you will find number 7 within the development. Follow the road around and take the 2nd left where you will fid the property on the right. What3words: ///reputable.yours.galaxies

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