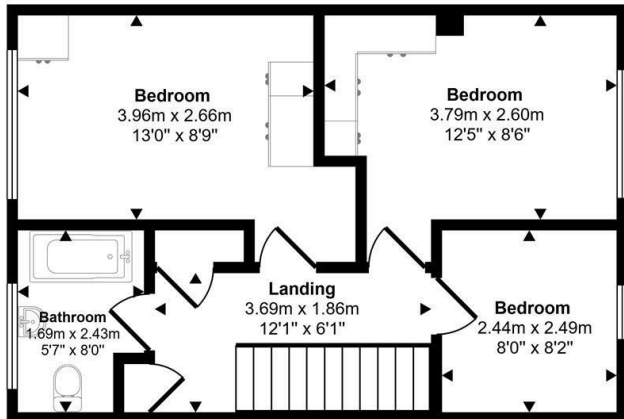
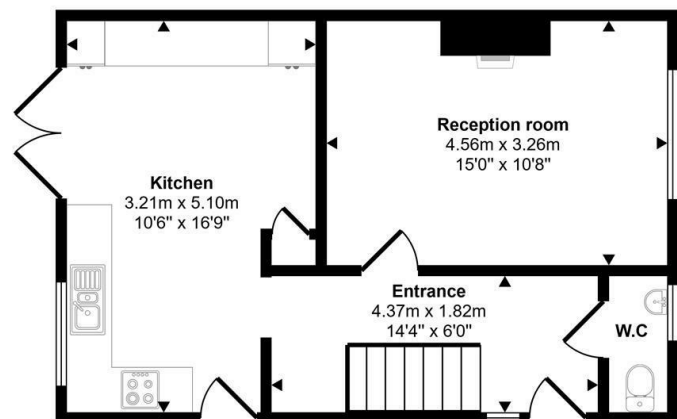


Approx Gross Internal Area  
84 sq m / 899 sq ft



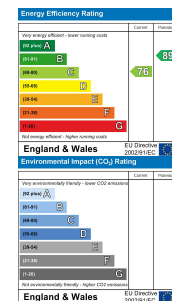
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



## 55 Ger Y Gwendraeth, Kidwelly, SA17 4TU

- END TERRACE HOUSE
- FIRST TIME BUYER OPPORTUNITY
- CLOSE TO LOCAL AMMENITIES
- NO CHAIN
- HEATING-
- THREE BEDROOMS
- ENCLOSED GARDEN & FRONT LAWN
- INVESTMENT OPPORTUNITY
- DOWNSTAIRS W.C AND FAMILY BATHROOM
- EPC-TBC

**£125,000**



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

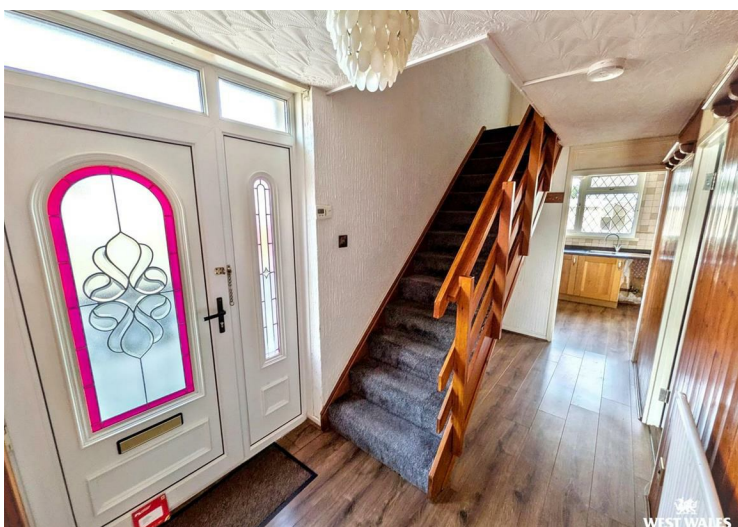


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**The Agent that goes the Extra Mile**





Ideal for first-time buyers, investors or those looking to take their next step on the property ladder, this three-bedroom end-terrace home is offered to the market with no onward chain.

Stepping inside, the ground floor comprises a reception room leading through to the kitchen/diner, where bi-fold doors open onto a patio area and the enclosed rear garden, creating a seamless connection between the indoor and outdoor spaces, along with the convenience of a downstairs W.C.

Upstairs, the first floor offers three bedrooms, with two benefiting from built-in storage, all served by a family bathroom.

The rear garden also benefits from a useful storage shed and a greenhouse, providing excellent space for storage, gardening or growing your own produce, while a lawned garden can be found to the front of the property. Conveniently located close to Kidwelly's local amenities, this home combines a practical layout with a sought-after location, making it an excellent opportunity for a range of buyers.



### DIRECTIONS

From Dark Gate in Carmarthen, head along Lammas Street before turning left onto Morfa Lane (B4312). Continue through the roundabouts, following the A4242 and A40 before joining the A484 towards Kidwelly. Stay on the A484 for approximately 7.4 miles, continuing straight through the roundabouts. On entering Kidwelly, turn right onto Priory Street, then take the next right into Ger Y Gwendraeth, where number 55 can be found a short distance ahead on the right-hand side.  
What3words:///perfume.rely.bypasses

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.