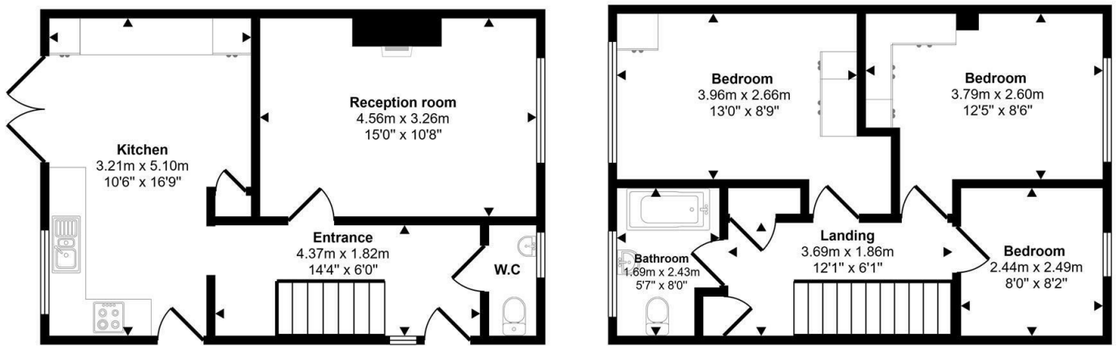
Approx Gross Internal Area
84 sq m / 899 sq ft



Ground Floor
Approx 42 sq m / 447 sq ft

First Floor
Approx 42 sq m / 452 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.

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 B
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/07/26 OK 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

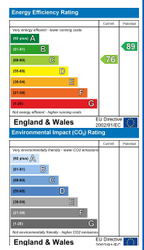
01267 236655
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55 Ger Y Gwendraeth, Kidwelly, SA17 4TU

- 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

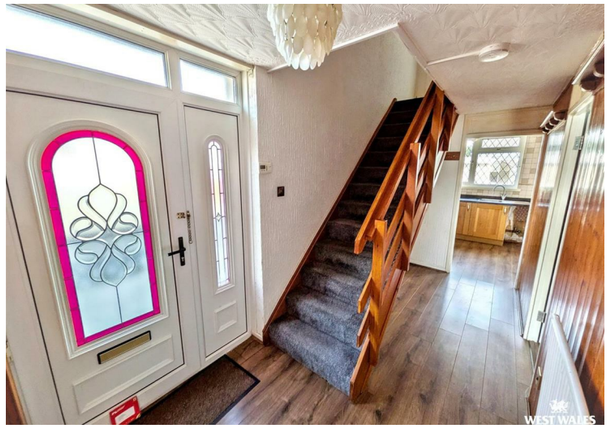
£125,000



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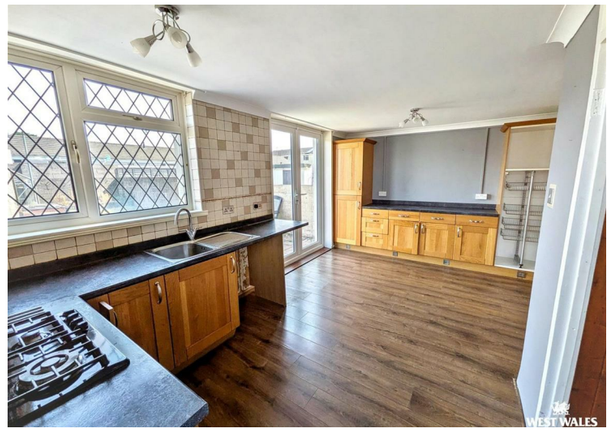
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile



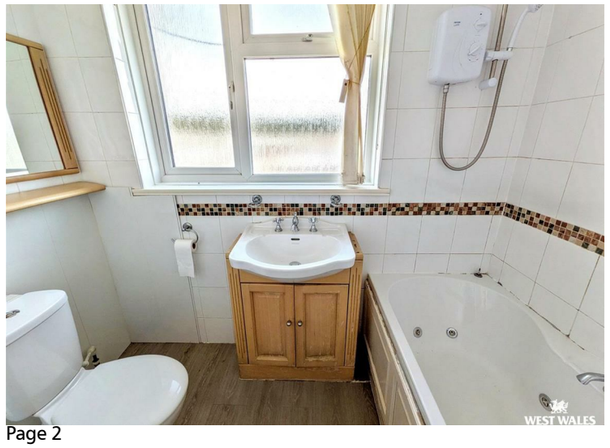


















Ideal for first-time buyers, investors or those looking to take their next step on the property ladder, this three-bedroom end-terrace home is offered to the market with no onward chain.

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 in our TV channel to view our location videos about the area.