

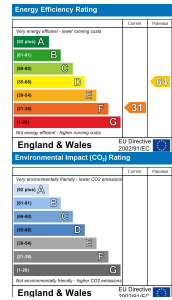


## 7 Heol Singleton, Llansaint, Kidwelly, SA17 5JG

- Chain-free, Traditional, Mid-terraced Cottage
  - Two Reception Rooms
  - Requires Updating Throughout
  - Quiet Village Location
  - Two Double Bedrooms
  - Downstairs Family Bathroom
  - Ideal Starter Home
  - Rear Garden, Double Garage & Additional Parking
- EPC RATING F. COUNCIL TAX BAND B.

**Chain Free £139,950**

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





Situated in Heol Singleton in the quiet little village of Llansaint, we have for this sale pretty looking double-fronted quaint little cottage ready to welcome all buyers looking for their next property to put their own stamp on! Chain-free and ready to go, this property requires updating throughout and once done can be a well-loved home again. Offering two double bedrooms and a double garage with parking at the rear this property would make an ideal home for someone wanting to be surrounded by peace and quiet of village life but not far from the local towns of Kidwelly and Carmarthen. Call us today on 01554 759655 to see what behind the door of this minty-green cottage. EPC RATING F. COUNCIL TAX BAND B.

Accommodation comprises : Lounge, sitting room, kitchen/diner area leading to utility area, boiler cupboard, pantry cupboard, inner hallway, family bathroom, landing and two double bedrooms. Externally, to the rear a small brick tool shed, steps leading up to a level-lawned area and pedestrian access into a double garage and to an additional parking area with Gas LPG tank and rear lane access.

Llansaint is a village of farmsteads and cottages in Carmarthenshire, Wales. It includes a cluster of 19th century stone-built houses around the church, and is surrounded by farmsteads and modern residential development. The village is a popular location for village living and is not far from Kidwelly town where the local amenities are situated.



**..AGENTS VIEWING NOTES**

\*\*\*KEY INFORMATION\*\*\* Traditionally built. Mains water, electric and sewerage connected. Gas LPG tank situated at the rear of the property. The property requires updating throughout. Small asbestos roof situated on the small brick tool shed. The rear garden is elevated and steps lead up from the rear door. We are awaiting a copy of the land registry to confirm if there are any covenants or easements pertaining to the property. For this location, according to Ofcom, the following information is available: Broad availability - Ultrafast (1800 Mbps). Mobile availability - variable mobile phone coverage for all networks. From the information currently available to the Coal Authority, a mining report is recommended for this property. WHAT3WORDS///uptown.lollipop.rewriting

**SITTING ROOM**

**KITCHEN/DINER AREA**

**UTILITY AREAR**

**STORAGE CUPBOARD**

**BOILER CUPBOARD**

**INNER HALLWAY**

**FAMILY BATHROOM**

**LANDING**

**BEDROOM 1**

**BEDROOM 2**

**STORAGE CUPBOARD**

**SMALL OUTBUILDING**

**DOUBLE GARAGE**



**LOUNGE**



**DIRECTIONS**

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