Approx Gross Internal Area
168 sq m / 1811 sq ft



Ground Floor
Approx 66 sq m / 708 sq ft

First Floor
Approx 62 sq m / 666 sq ft

Second Floor
Approx 41 sq m / 437 sq ft

Denotes head height below 1.5m

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.

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.
COUNCIL TAX: Band 'C'
HEATING: Gas

ref: CPF/ LLE/ JAN/ 26/OK

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
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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

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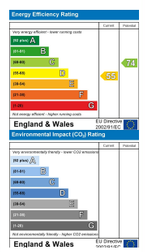
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WEST WALES FINEST PROPERTIES



51 Lady Street, Kidwelly, SA17 4UD

- MID-TERRACE HOUSE
- CHARACTER PROPERTY
- TWO LOFT ROOMS
- IDEAL FIRST TIME BUY & PERFECT FOR GROWING FAMILIES
- GAS CENTRAL HEATING
- GORGEOUS VIEWS OF KIDWELLY CASTLE
- FOUR BEDROOMS
- CENTRAL TOWN LOCATION
- NO ONWARDS CHAIN
- EPC RATING: D



O.I.R.O £180,000

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The Property Ombudsman

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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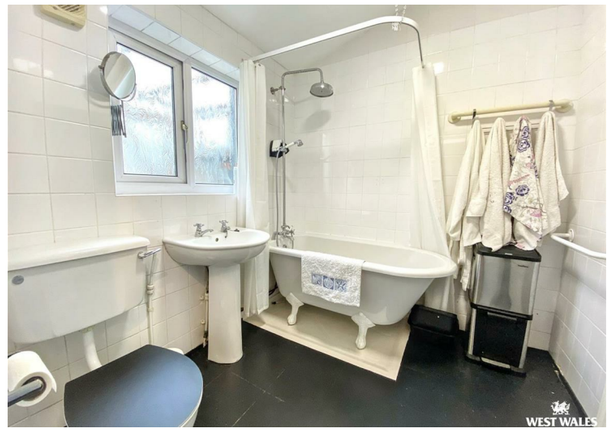
The Agent that goes the Extra Mile

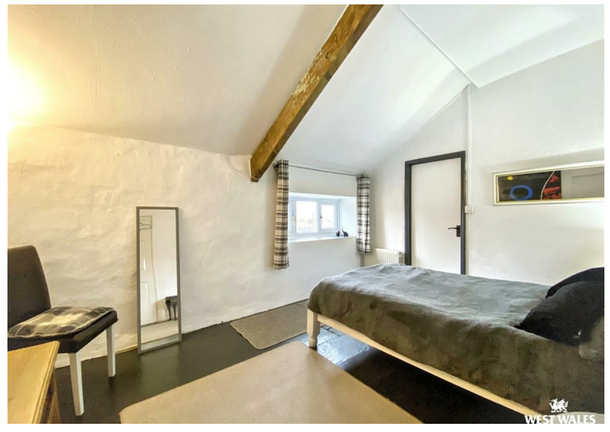
Celebrating 30 Years of Business

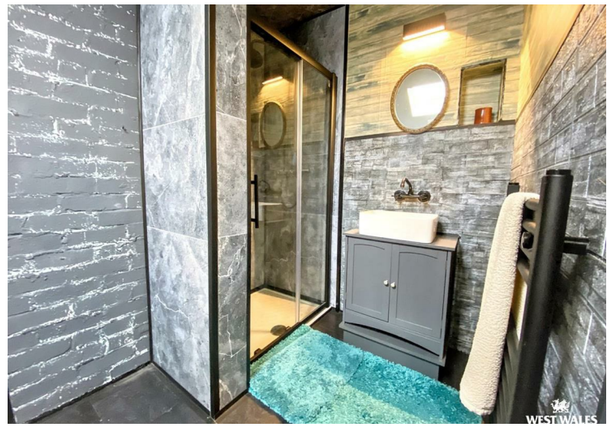




















OPPORTUNITY FOR GROWING FAMILIES *NO ONWARDS CHAIN*

A brilliant opportunity to acquire a mid-terrace character property, situated in the heart of Kidwelly town. Boasting lovely views over Kidwelly castle, the property would make an ideal first time buy, investment or even a great family home. The property has a wealth of charm and character retaining many original features throughout. Viewing is highly recommended!

Entering the property into the entrance hallway, the ground floor accommodation comprises; a living room with a feature fireplace, a second reception room/downstairs bedroom, the kitchen/diner, utility room and downstairs bathroom. The first floor is set over a split level landing and is home to the master bedroom with en-suite shower room, and two further double bedrooms. An enclosed stairwell leads to the two loft rooms, which offer a great space for further accommodation. Featuring the original wide plank floorboards and exposed beams over the first and second floor, the property also has a warm and welcoming atmosphere. The property benefits from UPVC double glazing and gas central heating.

Externally, a lawned garden is situated to the rear, which boasts those uninterrupted views over the castle and beyond. Offering ample space for outside seating, you can envision dining al fresco during the summer months while taking in your surroundings. A garden shed also provides ample storage. There is on street parking available on a first come first serve basis.





Kidwelly is a picturesque town in Carmarthenshire, west Wales, approximately 7 miles north-west of the most populous town in the county, Llanelli. It lies on the River Gwendraeth above Carmarthen Bay. Local attractions include Kidwelly Castle, founded in 1106 and is famous for its battle in 1136 in which Princess Gwenllian, sister of Owain Gwynedd, courageously led her husband's troops into battle against a Norman army during his absence and was beheaded. Although being an ancient town, Kidwelly grew significantly during the industrial revolution, as did many other towns in South Wales. The town was home to a large brickworks and tinworks. Home to a small supermarket, an array of pubs, surgeries, primary schools and regular access for bus and train services.



DIRECTIONS

From our office in Carmarthen Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At the roundabout, take the 3rd exit onto A484, At the roundabout, take the 3rd exit and stay on A484, At the roundabout, take the 2nd exit and stay on A484, At the roundabout, take the 2nd exit onto Carmarthen Rd, Continue for around half a mile and then turn left onto Lady Street, the property will be on your left hand side.
What/Three/Words:///blanks.nuggets.trump

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