











Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

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Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

New Street
Kidwelly
Carmarthenshire

Offers In Region Of **£209,500**











- Charming Detached Well Presented 3 Bedroom Cottage
- ** NO ONWARD CHAIN **
- Convenient Popular Town Location Close To Historic Castle
- Open Plan Living/Dining/Kitchen Area
- First Floor Provides 3 Bedrooms & Shower Room
- Rear Enclosed Courtyard/Patio Area
- Raised Lawn garden To Relax & Enjoy
- On Street Car Parking To Front
- Waking Distance To Shops, School & Rail Station
- Only 10 Minutes Drive to Pembrey Coastal Park

General Description

EPC Rating: D

** NO ONWARD CHAIN ** - A charming detached 3 bedroom cottage located within the popular town of Kidwelly being within a stone's throw from the historic castle. The character property offers well presented and deceptively spacious accommodation being ideally suited for a young family or holiday retreat, with open plan downstairs living. Outside there is a rear courtyard/patio with raised lawn garden to relax and enjoy, with on street car parking.

New Street, Kidwelly, Carmarthenshire.

Property Description

A charming detached period cottage situated in the heart of the historic town of Kidwelly, just a short stroll from the iconic Kidwelly Castle, this beautifully presented detached three-bedroom character cottage seamlessly combines period charm with modern-day comfort.

Offering deceptively spacious accommodation, the property features a superb open-plan living, dining and kitchen area, creating a bright and sociable space ideal for both everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms and a stylish shower room, making the home perfectly suited to first-time buyers, young families, downsizers or those seeking a holiday retreat.

Outside, the property enjoys a private enclosed courtyard, perfect for outdoor dining or relaxing, with steps leading to a raised lawned garden providing a peaceful space to unwind. On-street parking is available directly to the front of the property.

Ideally positioned within walking distance of local shops, supermarkets, schools and the railway station, the property also offers excellent access to the stunning Pembrey Country Park and its award-winning Blue Flag beach, just a 10-minute drive away. The larger towns of Carmarthen and Llanelli are both within easy commuting distance, offering an extensive range of shopping, leisure and educational facilities.

Open Plan Kitchen / Dining / Sitting Room (24' 02" x 19' 04") or (7.37m x 5.89m)

A most spacious open plan room with living area providing fireplace with gas burner stove (not connected) and timber mantle over, two radiators, stairs to first floor, access through to dining area with radiator, access through to kitchen with fitted base and wall cupboards with sink unit, electric oven with hob, plumbing for washing machine, tiled flooring, built in cupboard housing the gas fired boiler, front and rear entrance doors.

First Floor Landing

Doors to:

Bedroom 1 (11' 03" x 11' 03") or (3.43m x 3.43m)

Timber flooring, radiator, part feature panelled walling.

Bedroom 2 (12' 04" x 11' 01") or (3.76m x 3.38m)

Feature panelled walling, radiator.

Bedroom 3 (11' 10" x 8' 00") or (3.61m x 2.44m)

Radiator, window to side.

Shower Room (9' 02" x 6' 09") or (2.79m x 2.06m)

Modern suite comprising double fully tiled shower cubicle, WC, vanity unit with wash basin, heated towel rail, laminate flooring.

Outside

Enclose rear courtyard/patio area to sit out and relax with steps leading up to raised side lawn garden. Store shed with on street car parking to front.

New Street, Kidwelly, Carmarthenshire.

Services

Mains electricity, mains water, mains gas, mains drainage.

Tenure

Freehold

Council Tax

C

Directions

Proceed through the town of Kidwelly passing the rugby clubhouse on your left, over the bridge and around the right bend and the property is located further along on the right.











