Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

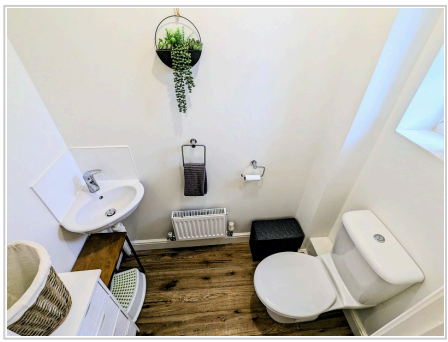
Rhodfa'r Ceffyl
Carway
Kidwelly
Carmarthenshire

Offers In Region Of £295,000











- Modern Detached 4 Bed (En Suite) Family Home
- Popular Village location Close To Ffos Las Racecourse
- Well Presented Luxury Family Size Accommodation
- Popular Cul De Sac Estate Of Different Style Properties
- Luxury Fitted Bespoke Kitchen/ Breakfast Room
- Spacious Living Room & Feature Fireplace
- First Floor Provides 4 Bedrooms, En Suite & Bathroom
- Car Parking Driveway & Garage
- Enclosed Rear Garden & Decking Patio To Relax
- Only 15 Minutes Drive To Coastal Park & Beach

Ref: PRC11456

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Viewing Instructions: Strictly By Appointment Only

General Description

A conveniently positioned well presented modern four-bedroom (en suite) detached family home located within the highly sought after area of Rhodfa'r Ceffyl in Carway, being a short distance from Ffos Las Racecourse. This well presented property offers luxury family sized accommodation offering space, comfort & style. The property has a driveway to side leading to garage with good size enclosed rear garden ideal for children, pets and alfresco entertaining.

Accommodation

Entrance Hall (13' 0" x 6' 06" Max) or (3.96m x 1.98m Max)

Inviting entrance hall with laminate flooring, built in under stairs cupboard, stairs to first floor, double glazed front entrance door, radiator.

Separate WC (5' 07" x 3' 01") or (1.70m x 0.94m)

Modern suite comprising WC, wash hand basin with laminate flooring, radiator.

Living/Dining Room (21' 02" x 11' 06") or (6.45m x 3.51m)

Spacious room with feature fireplace and raised hearth, French doors lead out to the rear enclosed garden. 2 radiators with spot lighting, laminate flooring.

Kitchen/Breakfast Room (21' 01" x 8' 05") or (6.43m x 2.57m)

A modern bespoke range of wall & base units, tiled surrounds, built in electric double oven with gas hob and extractor canopy hood over, display plinth lighting, integral dishwasher, space for fridge freezer, feature beam along ceiling, double aspect windows, door leading to utility room, laminate flooring, radiator.

Utility Room (6' 08" x 4' 10") or (2.03m x 1.47m)

Fitted work top, plumbing for washing machine, gas boiler (installed 2026), rear entrance door to garden.

1st Floor Landing

Built in airing cupboard, doors leading to all bedrooms and family bathroom, loft access with drop down ladder being partly boarded with light.

Bedroom 1 (11' 10" x 11' 07") or (3.61m x 3.53m)

A good size bedroom with a part feature panelled wall, laminate flooring, radiator, door leading to:

En-Suite Shower Room (5' 11" x 4' 11") or (1.80m x 1.50m)

Modern suite comprising shower cubicle, WC, wash hand basin, radiator , tiled flooring, radiator.

Bedroom / Dressing Room (9' 0" x 8' 11" Max) or (2.74m x 2.72m Max)

Good size bedroom currently used as dressing room with a range of fitted wardrobes, radiator, window to the front, recessed dressing area with lighting.

Bedroom 3 (8' 09" x 8' 05") or (2.67m x 2.57m)

Radiator, laminate flooring, front facing window.

Bedroom 4 (12' 04" x 8' 07") or (3.76m x 2.62m)

Radiator, window facing the rear, laminate flooring.

Bathroom (6' 08" x 5' 07") or (2.03m x 1.70m)

Fully tiled, fitted bathroom suite with shower attachment on bath, tiled floor

Outside

Driveway and single garage to the side of the property. Enclosed south facing rear garden with a mix of decking patio & lawn, ideal for children pets, and alfresco dining.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Broadband is available in the vicinity. Please check with your network provider for further information.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:77

Tenure

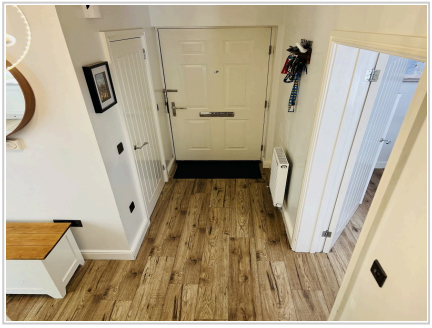
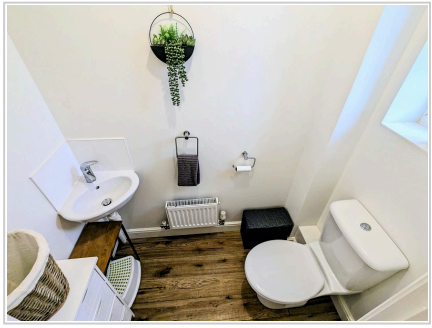
We are informed that the tenure is Freehold

Council Tax

Band E

Directions

From Carmarthen take the A484 Llanelli road and continue out for approx 2 miles passing through the village of Cwmffrwd. On leaving take a left turning at the bend signposted B4309 Pontyiets road and continue along for approx 6.5 miles until arriving at Pontyiets. Proceed through until arriving at the railway crossing and take an immediate right in front of pub. Proceed along for another 2 miles until arriving at Carway and take a left turning at small roundabout for racecourse, and carry on another 0.2 mile where the entrance into the estate can be seen further along on the left.

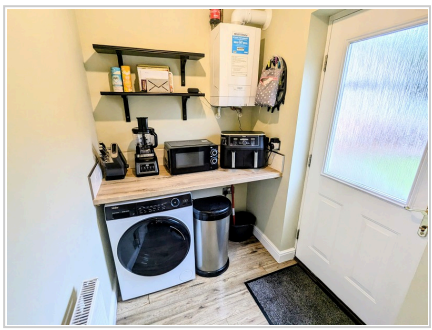




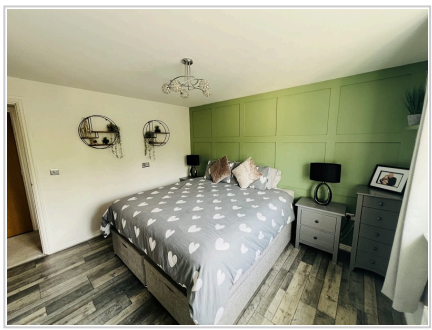




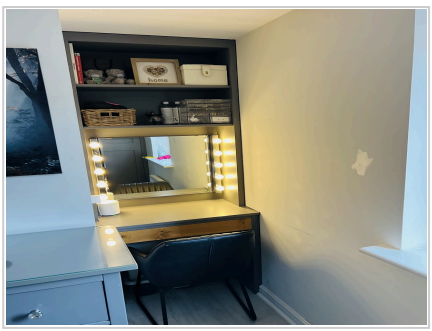














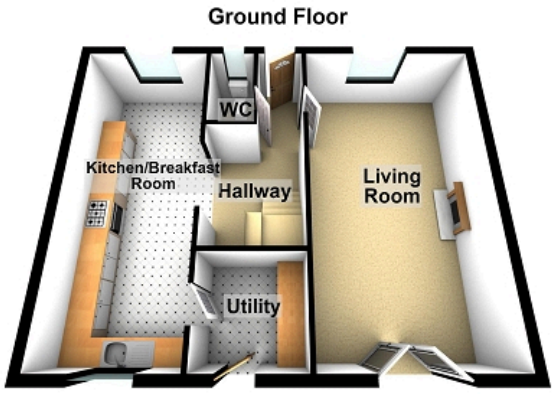


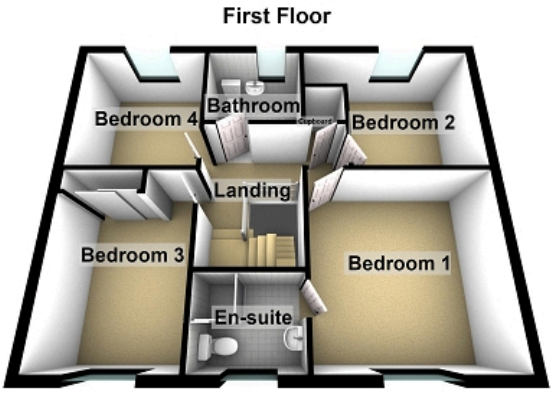










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