

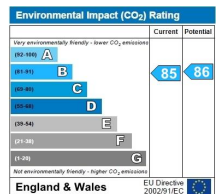
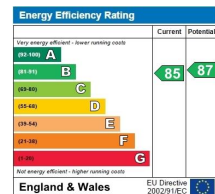


75 Parc Y Garreg, Kidwelly SA17 4PU

Offers in the region of £132,950

Beautifully Presented Town House, 3
Bedrooms, Garage
Master En Suite, Bathroom,
Cloakroom, Car Parking
Convenient To Coast Road
EPC; TBC

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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CC/BT/54469/110117

DESCRIPTION

A beautifully presented 3 bedroom town house with car parking leading to a single garage. The property benefits from gas central heating system, double-glazed windows, main entrance hall, cloakroom, kitchen/breakfast room, lounge/dining room with French doors to rear garden and to first floor 2 bedrooms and family bathroom. The second floor landing leads to the master bedroom, dressing room and en suite shower room. There is a forecourt to front elevation with garden to rear. No chain. Situated in a pleasant cul-de-sac location on the edge of the historic town of Kidwelly with easy access to the coast road leading to Llanelli town centre, the harbour town of Burry Port and the market town of Carmarthen. Internal inspection highly recommended.

MAIN HALL

Front entrance door enters main hall, stairs to first floor, radiator, fitted cupboard.

CLOAKROOM

White 2 piece suite, radiator, double-glazed window to front elevation.

KITCHEN/BREAKFAST ROOM

11'10" x 7'7" (3.61m x 2.31m)

Modern with a good range of wall and base units incorporating 1 ½ bowl sink unit, built-in oven, gas hob with extractor fan fitted above, plumbing for washing machine, wall mounted gas boiler, radiator, breakfast bar, double-glazed window to front elevation.

LOUNGE/DINING ROOM

15'4"/8'7" x 14'5"/10'11"

(4.67m x 4.39m)

Pleasant "L" shaped room, double-glazed French doors to rear garden, fitted cupboard, 2 radiators.

FIRST FLOOR LANDING

Stairs to first floor landing, fitted cupboard, radiator.

BEDROOM 3

14'6" max x 8'8" (4.42m

max x 2.64m)

Two double-glazed windows to rear garden, radiator.

BEDROOM 2

14'6"/7'7" x 10'11"/8'6"

(4.42m x 3.33m)

"L" shaped room, 2 double-glazed windows to front elevation, radiator.

BATHROOM

7'7" max x 7'3" (2.31m max x 2.21m)

White 3 piece suite, walls partly tiled, radiator.

SECOND FLOOR LANDING

Stairs to second floor landing, door to:

MASTER BEDROOM

14'5"/10'11" x 14'2"/6'3"

(4.39m x 4.32m)

Spacious room with double-glazed window to front elevation, radiator.

DRESSING ROOM

Velux window, radiator, airing cupboard.

EN SUITE

White 2 piece suite, shower unit, radiator, Velux window.

EXTERNALLY

There is a forecourt to front elevation, rear garden laid to decking area, lawned garden, **TIMBER STORE SHED**, situated to the side elevation of the property 2

car parking spaces and **SINGLE GARAGE**.

PLEASE NOTE

Please note that most of the furniture is included excluding electrical items.

SERVICES

We are advised that mains services are connected.

VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

Proceed from Murray Street onto the coast road following the signs for Burry Port and Pembrey. Continue through Pembrey and at the Kidwelly roundabout, turn at the second exit and proceed onto the new bypass. Continue along taking the second right signposted Mynyddygarreg. Continue along taking the second left into Parc Y Garreg and continue following the road right along to the far end where Number 75 will be located on your left-hand side.