



4 Clos Y Dderwen, Kidwelly SA17 4SS

Offers in the region of £248,000

Modern Detached Family Home
NHBC Certificate until 2027
Spacious Kitchen/Diner plus Lounge
Level Rear Garden
EER: C 80

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		
	80	87		78	85
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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MD/RO/75537/050820

DESCRIPTION

Situated in a cul de sac on the outskirts of Kidwelly town is this modern detached family home. Built in 2017, the home benefits from a modern kitchen diner with built in appliances and an adjacent utility space and WC. The lounge is spacious and the property is, in our opinion, ideal for a family. There are four double bedrooms on the first floor and a modern bathroom. The master bedroom offers an en suite shower room. Off road parking for approximately three cars is available on the driveway which leads to the integral garage. With paved and gravelled areas, the front garden and side access are low maintenance. The enclosed rear garden is a good size and mainly laid to lawn, with a patio area, ideal for seating, that leads from the French doors at the rear of the home. On the outskirts of the popular town of Llanelli, Clos Y Dderwen has good road links in to the town, with all its amenities. Reputable Welsh and English medium schools are in the vicinity and the town is renown for the historic Kidwelly Castle. EER: C 80

HALLWAY

Entered via a frosted double glazed door from the front with a frosted double glazed side panel, this area houses the stairs to the first floor and offers an under stairs storage cupboard. The hallway is carpeted, with a radiator and coved ceiling. There is a door leading to the integral garage. Doors lead to:

LOUNGE

16'8 x 12'4 (5.08m x 3.76m)
With a double glazed window to the front, this spacious lounge is carpeted, with a radiator and coved ceiling.

KITCHEN/DINER

21'1 x 10'1 (6.43m x 3.07m)
This room is fitted with a modern range of wall and base units with dark grey worktops over and coordinated splash back. Offering a built-in oven and grill, integral under counter fridge and separate freezer, the room also has a separate five ring hob with stainless steel extractor over. There is a handy breakfast area and the room opens up into the diner. The floor is tiled and the room offers a radiator and a coved ceiling. There is a double glazed

window overlooking the rear and double glazed French doors that lead on to the patio.

UTILITY ROOM

7'1 x 6'5 (2.16m x 1.96m)
Fitted with a base unit with worktop over, this useful space has space and plumbing for a washing machine and houses the freestanding Worcester boiler. There is a double glazed window to the rear and a frosted double glazed door to the side with tiled flooring, splash back, radiator and an extractor fan to the coved ceiling. A door leads to:

CLOAKROOM

Fitted with a WC and wall mounted wash hand basin, this room has a frosted double glazed window to the side, tiled flooring, a radiator, extractor fan and coved ceiling.

FIRST FLOOR LANDING

This space is carpeted and has access to the airing cupboard. There is a coved ceiling with access to the loft.

BEDROOM ONE

15'9 x 12'5 (4.80m x 3.78m)
The master bedroom has a double glazed window to the front and is carpeted with a radiator and coved ceiling. A door leads to:

EN SUITE

Fitted with a modern shower in a tiled cubicle and glazed door, a pedestal wash hand basin and a WC, this useful extra bathroom benefits from a heated towel rail and frosted double glazed window to the front, vinyl flooring, part tiled walls and spotlights with extractor to the ceiling.

BEDROOM FOUR

13' x 8'5 (3.96m x 2.57m)
With a double glazed window to the rear, this room has a built-in storage cupboard and offers a carpet and radiator.

BEDROOM THREE

12' x 7'7 (3.66m x 2.31m)
Offering a built-in storage cupboard, this room has a double glazed window to the rear, carpet, radiator and coved ceiling.

BATHROOM

Fitted with a modern white suite comprising a shower in a glazed cubicle, a panelled bath, pedestal wash hand basin and WC, this room benefits from a frosted double glazed window to the rear, vinyl flooring, shaver point and part tiled walls with spotlights and

extractor. There is also a heated towel rail.

BEDROOM TWO

14'9 x 9'1 (4.50m x 2.77m)
Offering a double glazed window to front, this spacious bedroom has carpet, radiator and a coved ceiling.

EXTERNALLY

To the front of the property is a low maintenance gravelled garden with a driveway for approximately three vehicles, leading to the integral garage. A paved path leads to the side of the house where there is gated access to the rear garden. The rear garden can be accessed from the side of the house, utility room or dining area being mainly laid to lawn with a patio seating area. The garden is enclosed with fencing.

SERVICES

To be confirmed.

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

From our Llanelli office- SA15 1AQ, turn right on to Station Road and merge in to the left lane. At Gelli On traffic lights, turn left on to West End. Take the first right on to New Road. At the mini roundabout, take the first exit on to Stradey Road. Continue on this road, through Pen y Mynydd and in to Trimsaran. At the roundabout, take the first exit. Continue on this road for approximately 2.5 miles. At the junction, turn right. Take the first left in to Priory Street. Turn left in to Rhodfa'r Gwendraeth and take two further left turns to enter Clos Y Dderwen. The property is on the left in the cul de sac.