

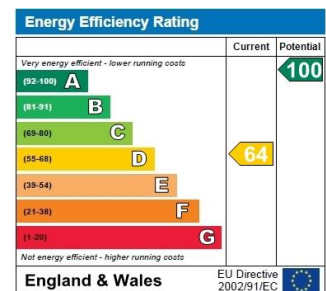


## 41 Ger Y Gwendraeth, Kidwelly SA17 4TU

**Offers in the region of £100,000**

**Ideal Investment Property With Tenant In Situ**

**Well Presented & In Good Decorative Order  
Enclosed Rear Garden, Double Glazing &  
Nearby Parking  
Kidwelly Township Location Between  
Carmarthen & Llanelli**



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**NWT/WJ/39792/151021**

### **DESCRIPTION**

A well presented property benefiting from gas fired central heating, double glazing, enclosed rear garden and nearby parking. The property is an end of terrace offering 3 bedroom accommodation, living room, open plan kitchen/dining room and enclosed rear garden. Situated a short walk from the junior school and close to the township of Kidwelly famed for its picturesque castle and also includes eateries, bus and rail station and situated between the main towns of Carmarthen and Llanelli which are 11 and 9 miles respectively. Pembrey Country Park with its large sandy beach, motor racing centre, ski slope and enclosed cycle track is 2 miles approximately, 2 championship golf courses in Llanelli including Machynys and Ashburnham, Ffos Las horse racing course is 5 miles and Kidwelly links up to the All Wales coastal path. A lovely area with viewing recommended. Please note the property currently has a tenant, it is the wish of the seller that the tenancy continues with the new owners. Further details of the shorthold tenancy agreement and payment is available from the selling agent.

### **HALLWAY**

Entered via double glazed door, radiator, staircase to first floor, door to;

### **CLOAKROOM**

Low flush WC, vanity wash hand basin, double glazed opaque window to front.

### **LIVING ROOM**

15' x 10'8 (4.57m x 3.25m)  
Feature fireplace with wood surround and mantle, double glazed window to front, radiator.

### **KITCHEN/DINING ROOM**

17' x 10'8/8'8 (5.18m x 3.25m)  
Fitted with a range of base units with worktop over and matching wall units, stainless steel sink unit with single drainer, gas fired boiler servicing the domestic hot water and central heating system, 2 double glazed windows to rear, rear entrance doorway.

### **FIRST FLOOR LANDING**

Loft access, 2 storage cupboards, doors to;

### **BATHROOM**

5'8 x 5'5 (1.73m x 1.65m)  
Panel bath with mixer tap attachment and shower over,

vanity wash hand basin, low flush WC, radiator, opaque double glazed window to rear.

### **BEDROOM**

12'13 x 8'10 (3.66m x 2.69m)  
Double glazed window to rear, radiator, recess.

### **BEDROOM**

12'10 x 8'6 (3.91m x 2.59m)  
Double glazed window to front, radiator.

### **BEDROOM**

8' x 5'10/8'2 (2.44m x 1.78m)  
Double glazed window to front, radiator.

### **EXTERNALLY**

Communal garden area to the front of the property. Side pedestrian access leading to rear enclosed garden with rear pedestrian access leading on to a communal parking area.

### **SERVICES**

We are advised that mains water, electricity, gas and drainage are connected to the property.

### **VIEWING**

By appointment with the selling Agents on 01267 233 111 or e-mail [carmarthen@johnfrancis.co.uk](mailto:carmarthen@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 Carmarthen take the A484 south signposted for Llanelli-Pembrey Country Park and travel for approximately 10 miles through the villages of Cwmffrwd, Idole, Llandyfaelog and onto Kidwelly. At the roundabout take the 1st junction off and continue on the bypass and take the next junction off to the right into Priory Street. Continue on for approximately 150yds and just before the junior school and opposite it turn right into Ger Y Gwendraeth, turn immediate right again and continue on, turn left towards a parking area and garages and the property will be located after a short distance on the left hand side as identified by our John Francis For Sale board.