

Floor 1





Floor 2

Approximate total area(1)

2056 ft²
191.1 m²

Reduced headroom

8 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'E'

WHAT3WORDS///toasters.survivor.stuns

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on JHL/SC/1126/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

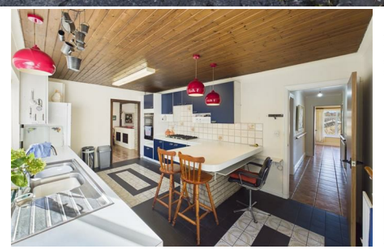
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
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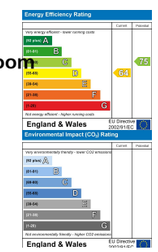






12 Maes Y Parc, Kidwelly, SA17 4UE

- **Traditionally Built Detached Dormer Bungalow**
- **Four Double Bedrooms**
- **Spacious Plot Of 0.22 Acres**
- **Quiet Cul-de-sac Location Not Far From Kidwelly Town Center**
- **EPC RATING D. COUNCIL TAX BAND E.**
- **Chain-free!**
- **Downstairs Family Bathroom & Upstairs Cloakroom Suite**
- **Two Driveways & Garage With Outbuilding**
- **Viewing Highly Recommended**



Chain Free £285,000

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The Agent that goes the Extra Mile









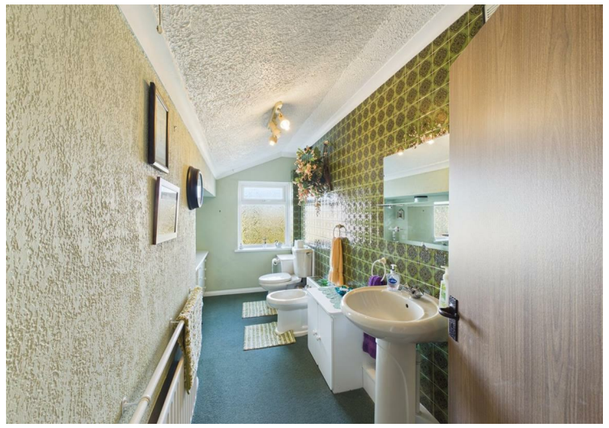








Page 2





Sitting proudly in a quiet cul-de-sac not far from Kidwelly town centre, on a street with a mix of houses and bungalows, we at West Wales Properties are pleased to market a spacious detached dormer bungalow! Lovingly owned by the current family for over 40 years, this property is ready to hand over the keys to a new family ready to make new memories. Chain-free and ready for viewings, this property sits on a wrap-around plot measuring 0.22 acres, offers versatile family living that could suit a multi-generational family, and has ample off-road parking, with the added bonus of two driveways and a garage. Viewing is highly recommended to appreciate the size, location and presentation! Call us today on 01554 759655 to secure your viewing slot. EPC RATING D. COUNCIL TAX BAND E.

Accommodation comprises: Entrance hallway that leads into a spacious lounge with dining room and spiral staircase, kitchen with breakfast bar, utility room, inner hallway, two double bedrooms, family bathroom, landing with two double bedrooms, both with two deep fitted wardrobes, storage room, cloakroom suite and large storage area to the eaves which goes right across the length of the property. Externally, there are two driveways, a garage, and an outbuilding. The rear garden features a pond and a good-sized patio area, then is tiered with a gently upward-sloping garden at the top. An array of mature shrubs and trees makes this garden a haven for wildlife, with a metal outbuilding at the rear.

The ancient township of Kidwelly, renowned for its Norman castle, is conveniently situated midway between Carmarthen and Llanelli. Kidwelly offers a range of amenities, including schools and shops. There is also a railway station, making Cardiff, Swansea, and other destinations easily accessible. Local leisure facilities include golf courses at Glyn Abbey and Ashburnham, the nearby Pembrey Country Park, and horse racing at Ffos Las

..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built property. Mains water, gas, sewerage and electricity are connected. Council tax band E. Plot measures 0.22 acres. Covenants and easements are on the land registry title; we have a copy on file, which refers back to the original title copy on file. The property's garden is tiered, with an upward slope from the second tier. For this location, according to Ofcom, the following information is available: Broadband availability—up to Superfast (80Mbps); Mobile availability—full outdoor mobile phone coverage with the Three network, variable outdoor coverage with EE and O2 networks, and limited to no outdoor coverage with Vodafone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.
what3words///island.glassware.indicates

HALLWAY

LOUNGE

DINING AREA

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

INNER HALLWAY

FAMILY BATHROOM

BEDROOM 3

BEDROOM 4

LANDING

CLOAKROOM SUITE

BEDROOM 2

BEDROOM 1

STORAGE ROOM

EAVES STORAGE ROOM



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.