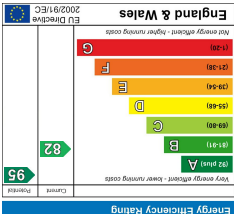
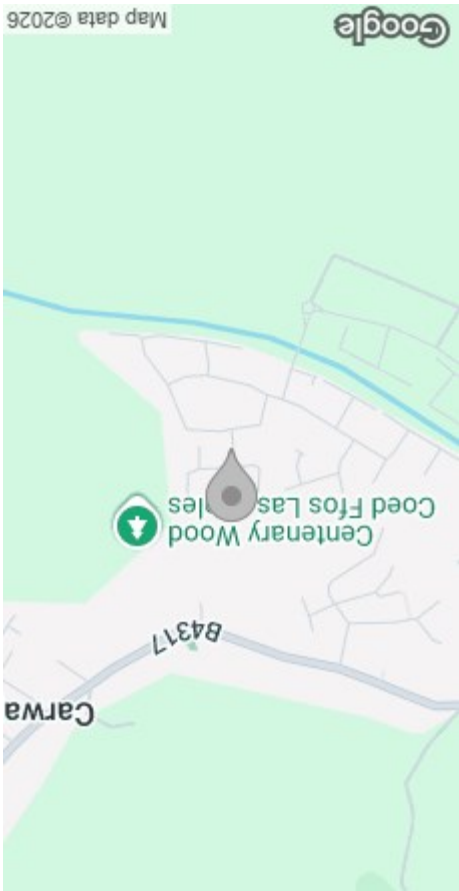


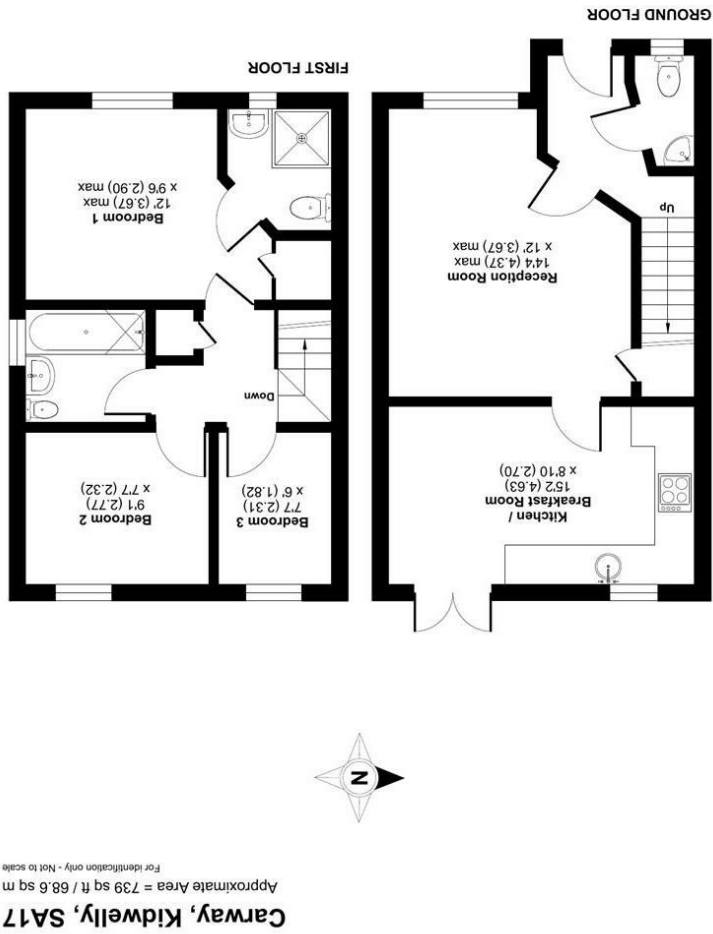
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



4 Ty Canol, Carway
Kidwelly, Llanelli, SA17 4HZ
Asking Price £167,500

3 3 1 B

GENERAL INFORMATION

Sitting in the charming area of Ty Canol, Carway, this immaculate semi-detached home offers a perfect blend of modern living and privacy. Located just a stone's throw from the historic town of Kidwelly, the property is conveniently situated approximately 10.5 miles from Carmarthen and 6.7 miles from Llanelli, making it an ideal choice for those seeking a peaceful retreat with easy access to local amenities.

Upon entering, you are greeted by a welcoming hallway that leads to a well-appointed cloakroom. The spacious lounge provides a comfortable space for relaxation, while the contemporary kitchen and dining room create an inviting atmosphere for family meals and entertaining guests. This home boasts three bedrooms, with the master bedroom featuring ensuite facilities, ensuring convenience and comfort for all residents. A family bathroom completes the upper level, providing ample facilities for the household.

One of the standout features of this property is the privacy it offers, enhanced by a well-maintained hedge at the front, which creates a serene environment. The front garden adds to the appeal, while the level rear garden provides a delightful outdoor space, leading to two designated parking spaces at the back.

This property is in excellent condition and is situated in a desirable location within the development. Viewing is essential to fully appreciate the quality and privacy this home has to offer. Whether you are a first-time buyer or looking to downsize, this semi-detached house is a wonderful opportunity not to be missed.

FULL DESCRIPTION

GROUND FLOOR

DOWNSTAIRS CLOAKROOM

KITCHEN/BREAKFAST ROOM
15'2" x 8'10" (4.63m x 2.70m)

LOUNGE
14'4" max x 12'0" max (4.37m max x 3.67m max)

FIRST FLOOR

BEDROOM 1
12'0" max x 9'6" max (3.67m max x 2.90m max)

EN SUITE
BEDROOM 2
9'1" x 7'7" (2.77m x 2.32m)



BEDROOM 3
7'6" x 5'11" (2.31m x 1.82m)

BATHROOM

PARKING
Driveway, garage and allocated parking space.

COUNCIL TAX BAND = C

EPC = B

TENURE
Freehold

SERVICES
Heating System - Gas
Mains gas, electricity, sewerage and water is billed
Broadband - The current supplier is Sky (fibre)
Mobile provider - There are no known issues with mobile coverage using the vendors current supplier, Vodafone and EE
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

