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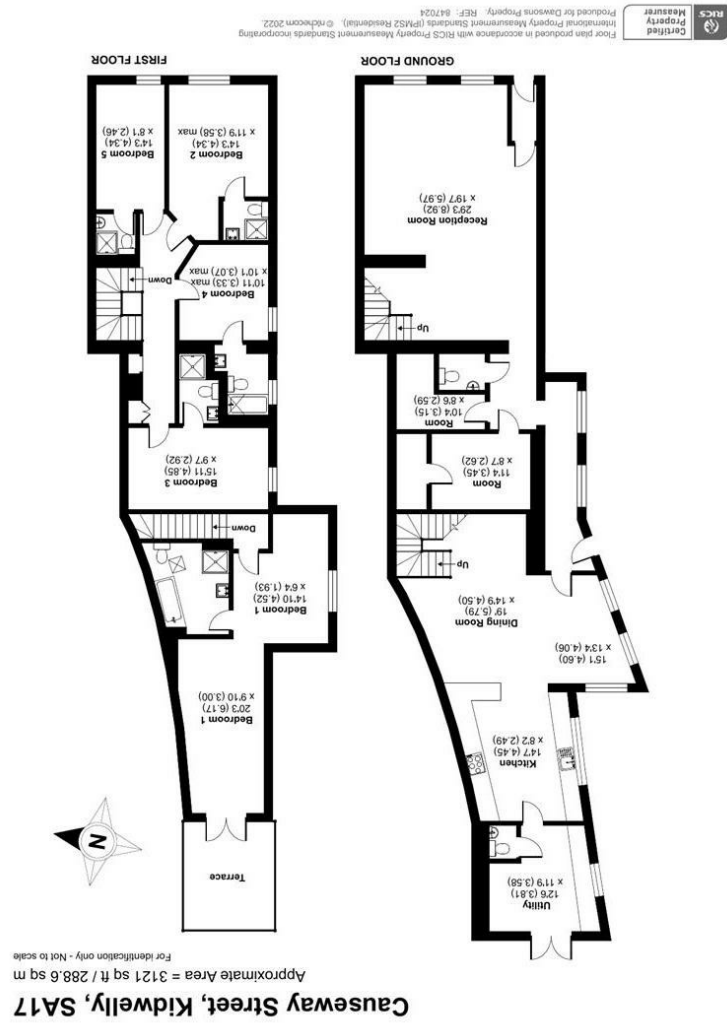
Energy Efficiency Rating	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	29-38
G	1-28

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AREA MAP



FLOOR PLAN



62 Causeway Street
 , Kidwelly, SA17 4SU
 Offers Around £365,000



GENERAL INFORMATION

Situated in the picturesque, historical town of Kidwelly, the iconic Castle, Millennium Coastal Path and beautiful natural surroundings are just a few of the reasons this town has been voted one of the top five places to live in Great Britain. As well as providing some of the most versatile accommodation we have seen in a long time, while renovating the property the present owners had the foresight to install underfloor heating throughout as well as a ground source heating unit and plumbing for harvesting rain water for washing machine and w/c flushing hence being able to keep running costs of a property down. The layout lends itself to multi generational living, potential for running a business as the current owners have done previously in the form of a very successful Bed and Breakfast or a wonderful family home.

On entering the property you will find a superb size lounge/dining room, office, a further lounge/dining area opening into a well appointed kitchen, utility room, master bedroom with en-suite and roof top terrace plus a further four bedrooms with en-suite facilities.

The secluded rear garden is a treasure trove of well established plants and seating area's and perfect for keen or amateur gardeners alike, leading onto the rear parking area which can provide space for up to eight cars along with an electric charging point attached to the garage.

For anyone looking for a new lifestyle, possibly a new business

FULL DESCRIPTION

ENTRANCE

Approach from Causeway Street via a hardwood door into:

VESTIBULE

Coved and skimmed ceiling, tiled flooring, mains tap for watering external window boxes, part glazed door into:

LOUNGE/DINING ROOM

A wonderful sized family living area with skimmed ceiling with inset spotlights, pendant lights and wall lights, two hardwood double glazed windows to front, stairs to first floor (front area) opening to inner hallway.

INNER HALLWAY

Obscure glass brick window to side, door to side, tiled flooring.

CLOAKROOM

Fitted with a two piece suite comprising: wash hand basin and WC, some facilities for anyone with mobility issues with a moveable hand rail and emergency pull cord, extractor fan, non slip flooring.



DRYING ROOM

Plumbed for water and waste, skimmed ceiling, non slip flooring, lighting and power points.

OFFICE

Open hatch to inner hallway, door into a walk-in shelved storage area.

FIRST FLOOR

LANDING

Inset spotlights to ceiling, recess with shelving, door into storage cupboard, loft access hatch leading to loft which is boarded to loft conversion standard (as advised by vendor), light and power connected with hardwood double glazed window.

BEDROOM 1

Hardwood double glazed window to front, built in wardrobes, desk and bedside cabinets, television aerial point, door into:

EN SUITE

Fitted with a three piece suite comprising: pedestal wash hand basin, low level WC and shower cubicle, mirrored cabinet with light, extractor fan, non slip flooring, shaving point, part tiled walls, Inset ceiling lights.

BEDROOM 2

Hardwood double glazed window to front, built in wardrobes, desk and bedside cabinets, television aerial point, inset spotlights to ceiling, door into:

EN SUITE

Fitted with a three-piece suite comprising: shower cubicle, WC and pedestal wash hand basin, shaving point and mirrored cabinet, ceiling inset spotlights, extractor fan, non slip flooring.

BEDROOM 3

Hardwood double glazed window to side, television aerial point, wardrobe, desk and bedside cabinets, door into:

EN SUITE

Fitted with a three-piece suite comprising: bath with shower head over, WC and pedestal wash hand basin, anti-mist mirror with light, shaving point, ceiling inset spotlights, extractor fan, hardwood obscure double glazed window to side,

BEDROOM 4

Hardwood double glazed window with obscure glass to side, built in wardrobe, desk and bedside cabinets, television aerial point, door into:

EN SUITE

Fitted with a three piece suite comprising: shower cubicle, pedestal wash hand basin and WC, shaving point, ceiling inset spotlights, non slip flooring, extractor fan.

OPEN PLAN LIVING/ KITCHEN/ DINING ROOM

A spacious room with hardwood double glazed windows offering light through the area, space for three piece suite, space for table and chairs, stairs to first floor.

KITCHEN AREA

Fitted with a range of wall and base units with solid work surface over, stainless steel sink and drainer, space for electric range cooker with chimney hood over and stainless steel splash back, breakfast bar seating area, hardwood double glazed windows, part glazed door into:

UTILITY ROOM

Hardwood double glazed windows, timber framed and glazed patio doors to rear, plumbed for washing machine and dishwasher, space for tumble dryer, storage cupboard, boiler area with ground source heat pump and two large water storage tanks, door into toilet with wash basin.

FIRST FLOOR

MASTER BEDROOM

Skimmed and vaulted ceiling with exposed feature beams, two double hardwood double glazed windows, fully glazed double patio doors to rear onto spacious, private terrace area.

EN SUITE BATHROOM

Fitted with a four-piece suite comprising: jet and bubble bath, vanity sink unit with light and shaver point, shower cubicle and WC. Velux window,

EXTERNAL

From Causeway Street there is an entrance which leads along the rear of a few of the neighboring properties which then leads to a private car parking area for around eight cars with a full drive width timber gate, enclosed garden, paved area, footpath leading to vegetable patch and flower garden, small pond with waterfall, mains water tap, large storage shed/garage, 6' x 8' aluminium green house, rear pedestrian gate leading to car park, apple, cooking apple and pear trees, fruit bushes.