



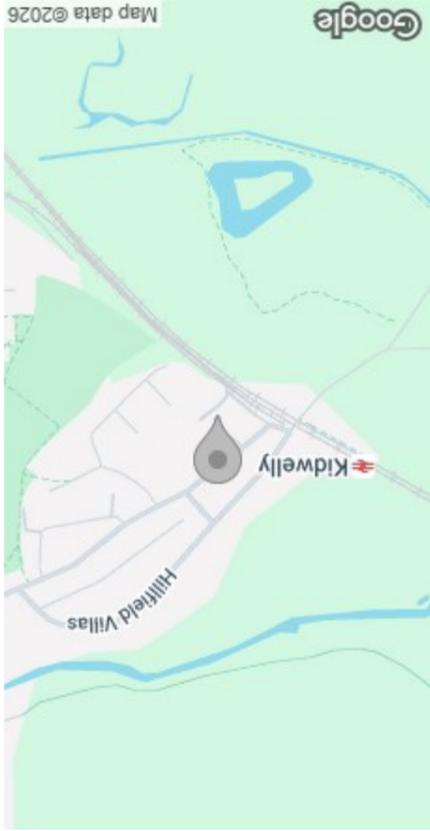
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Energy Efficiency Rating	Current	Minimum
91	A	A
82	B	B
	C	C
	D	D
	E	E
	F	F
	G	G

England & Wales
 EPC (Domestic) 2022/91EC
 Energy Efficiency - Repair/Renovate costs

EPC



AREA MAP



FLOOR PLAN



12 Llys Y Foryd
 , Kidwelly, SA17 4UX
 Offers Around £200,000



GENERAL INFORMATION

A modern property situated in the Town of Kidwelly which is well known for its castle, with local amenities, schools, train station etc. The property benefits from having solar panels, Grey Water recycling system, eco friendly appliances, efficient boiler system done to a code 3 sustainability standard and also including under floor heating.

The Property briefly comprises : Hallway, Cloakroom, Open plan Kitchen/Living area. **FIRST FLOOR** : Two bedrooms & Family Bathroom. **SECOND FLOOR** : Master bedroom having a Dressing Area and En-Suite. **EXTERNALLY**; Driveway to front and an enclosed rear garden.

FULL DESCRIPTION

ENTRANCE

Tarmac driveway to front providing off road parking for two vehicles, side access gate to rear garden. Composite front door with glazed panel opening into:

HALLWAY

Laminate wood flooring, stairs to first floor, coving to ceiling. Door into:

CLOAKROOM

2'11" x 6'11" (0.89m x 2.13m)

WC, wash hand basin set into vanity cupboard, ceramic tiled flooring, frosted double glazed window to front aspect, coving to ceiling, extractor fan.

OPEN PLAN LIVING

29'7" x 14'0" (9.04m x 4.27m)

LOUNGE AREA: Laminate wood, flooring, coving, understairs storage cupboard, patio doors opening up to rear garden, underfloor heating.

KITCHEN: Fitted with a range of wall and base units having worktops over with inset stainless steel bowl and half sink unit, double glazed window overlooking front aspect, integrated dishwasher, built in electric oven with four rings, extractor hood over, ceramic tiled flooring, cupboard housing gas fired boiler.

FIRST FLOOR

Reached via stairs found in hallway.



LANDING

Stairs to second floor, airing cupboard. Doors to:

BEDROOM TWO

14'4" x 12'0" (4.37m x 3.66m)

Double glazed window to rear aspect, radiator, laminate wood flooring, coving.

BATHROOM

7' x 6'10" (2.13m x 2.08m)

White three piece suite comprising of: Panelled bath with mixer tap, WC, pedestal wash hand basin, ceramic tiled floors and walls, towel warmer/radiator, extractor fan, coving.

BEDROOM THREE

9'2" x 14'4" (2.79m x 4.37m)

Double glazed patio doors to Juliet balcony, coving, laminate wood flooring, radiator.

SECOND FLOOR

Reached via stairs found on landing.

MASTER BEDROOM

14'4" into bay x 10'9" (4.37m into bay x 3.28m)

Double glazed window to front aspect, radiator, cupboard housing water storage powered by solar panels, attic access, laminate flooring. Doors into:

DRESSING AREA

6'4" x 6'8" (1.93m x 2.03m)

Velux skylight, laminate wood flooring, radiator. Door to:

EN-SUITE

7'3" x 6'8" (2.21m x 2.03m)

White suite comprising: Corner shower cubicle housing mains shower with rainfall showerhead, WC, pedestal wash hand basin, Velux skylight window, ceramic tiled wall and floor, coving, extractor fan, towel radiator/warmer.

EXTERNALLY

GARDEN

Enclosed rear garden laid to patio and lawn area, side access gate. (please note the decking area is to be removed, but will be replaced with stone chippings or grass).

