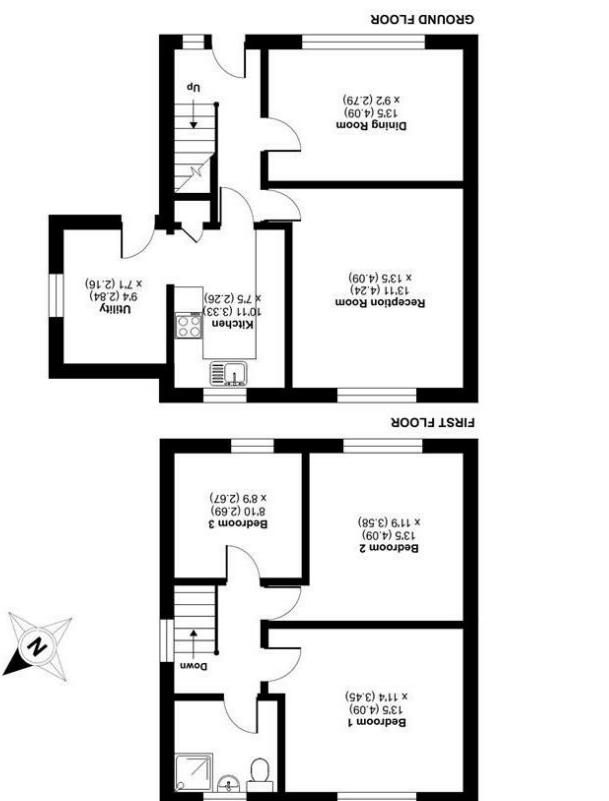


AREA MAP

Maes Y Wern, Carway, Kidwelly, SA17
Approximate Area = 1011 sq ft / 93.9 sq m
For identification only - Not to scale



FLOOR PLAN



DAWSONS

12 Maes Y Wern
Carway, Kidwelly, SA17 4HF
Offers Around £150,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

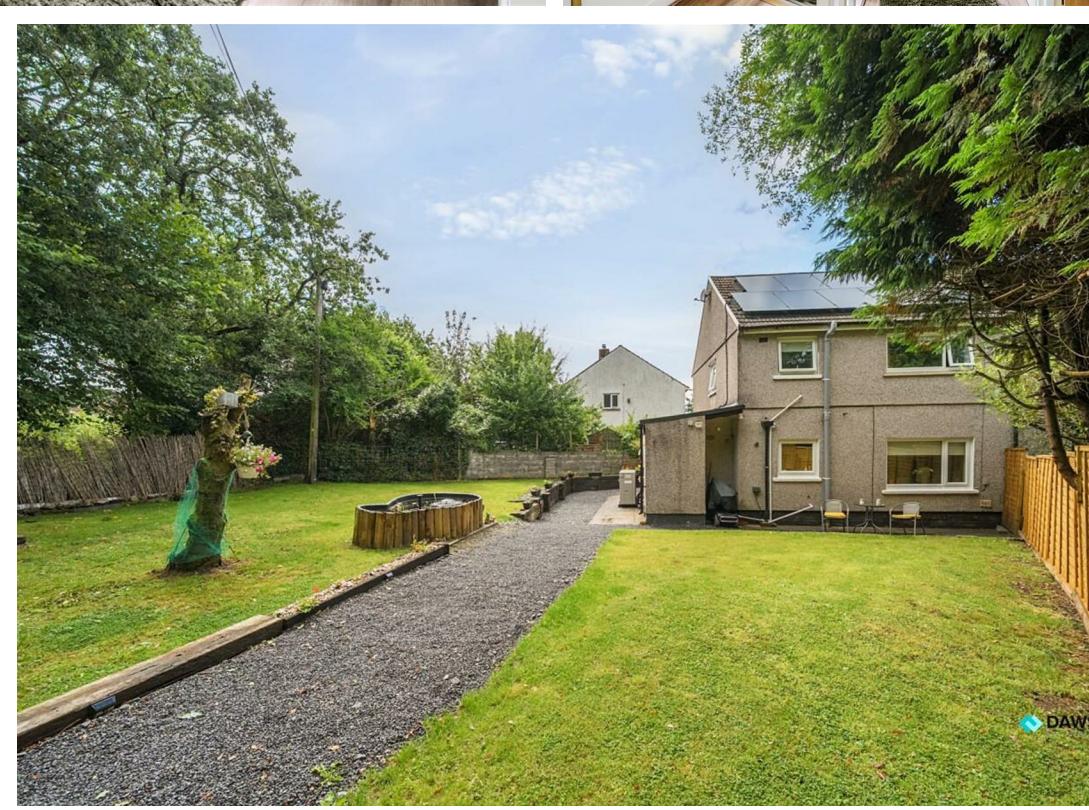
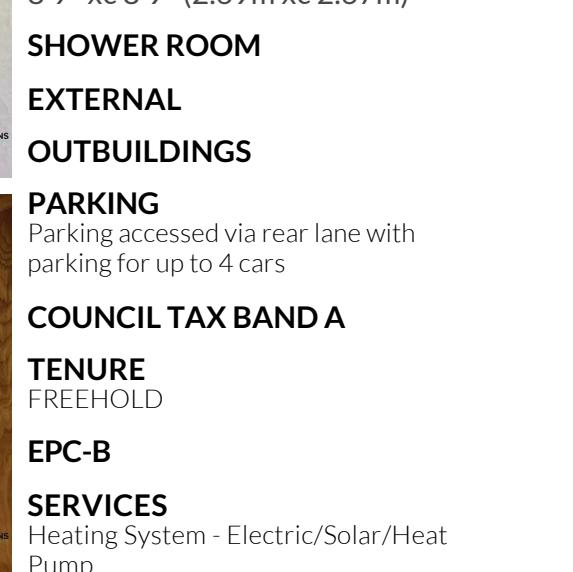
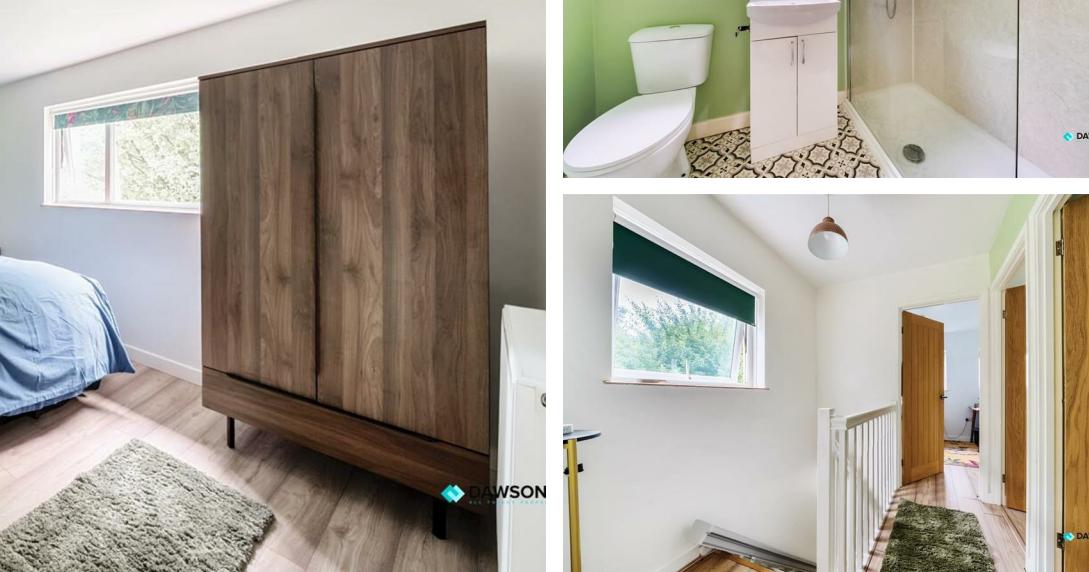
Set on a development of similar properties is this semi-detached house presents an excellent opportunity for families seeking a comfortable and modern living space. This ex-local authority property has been thoughtfully updated, ensuring it meets the needs of contemporary family life.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertainment. The well-appointed kitchen, complemented by a utility area, offers practicality for daily living. The property boasts three spacious bedrooms, perfect for accommodating family members or guests.

With its blend of modern updates and practical features, this property is an ideal choice for those looking to settle in a welcoming neighbourhood. Don't miss the chance to make this lovely house your new home.

One of the standout features of this home is the generous garden. Additionally, the property benefits from ample parking at the rear, ensuring convenience for residents and visitors alike.

The current owners have made significant improvements, including the installation of a heat pump solar system, which enhances energy efficiency and reduces heating costs. This thoughtful addition not only contributes to a more sustainable lifestyle but also adds value to the home.



FULL DESCRIPTION

ENTRANCE

HALLWAY

DINING ROOM

13'5" x 9'1" (4.09m x 2.79)

RECEPTION ROOM

13'10" x 13'5" (4.24m x 4.09m)

KITCHEN

10'11" x 7'4" (3.33m x 2.26m)

UTILITY AREA

9'3" x 7'1" (2.84m x 2.16m)

FIRST FLOOR

LANDING

BEDROOM ONE

13'5" x 11'3" (4.09m x 3.45m)

BEDROOM TWO

13'5" x 11'8" (4.09m x 3.58m)

BEDROOM THREE

8'9" x 8'9" (2.69m x 2.67m)

SHOWER ROOM

EXTERNAL

OUTBUILDINGS

PARKING

Parking accessed via rear lane with parking for up to 4 cars

COUNCIL TAX BAND A

TENURE

FREEHOLD

EPC-B

SERVICES

Heating System - Electric/Solar/Heat Pump

Mains electricity, sewerage and water
Broadband - You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.