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Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate only and should not be relied on. No guarantee is given in respect of the services, fixtures, fittings and appliances shown have not been tested and no guarantee of their operability or efficiency can be given.

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EPC



AREA MAP



FLOOR PLAN



Penhill

, Kidwelly, SA17 5AL

Price Guide £110,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Nestled above the A484 Llanelli to Carmarthen road in the picturesque hamlet known locally as "Kings Wood" and close to the historic town of Kidwelly sits this charming, detached bungalow offering peace and tranquillity due to its elevated position with the most outstanding rural views to the front over the "Gwendraeth Fach" river Valley toward Mynydd Y Garreg. The property is ideal for any keen gardener given there are good size elevated front and rear gardens and offers up incredibly versatile accommodation within currently used as three bedrooms with two reception rooms plus kitchen and family bathroom. There is also the benefit of off road parking for approximately two cars at the base of the steps to the front. There is a regular bus route into the town of Kidwelly with a bus stop being located in front of the neighbouring properties. This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is



FULL DESCRIPTION

APPROACH

The property is approached from the road via steps winding up and around the front gardens leading to:

ENTRANCE HALLWAY

Glass panel double glazed front door into the main hallway with a coats/storecupboard and doors leading off to:

RECEPTION ROOM 1

12'3" x 10'4" (3.75 x 3.15)

Situated to the right of the hallway with a double glazed window to front affording countryside views, feature fire surround, radiator.

RECEPTION ROOM 2

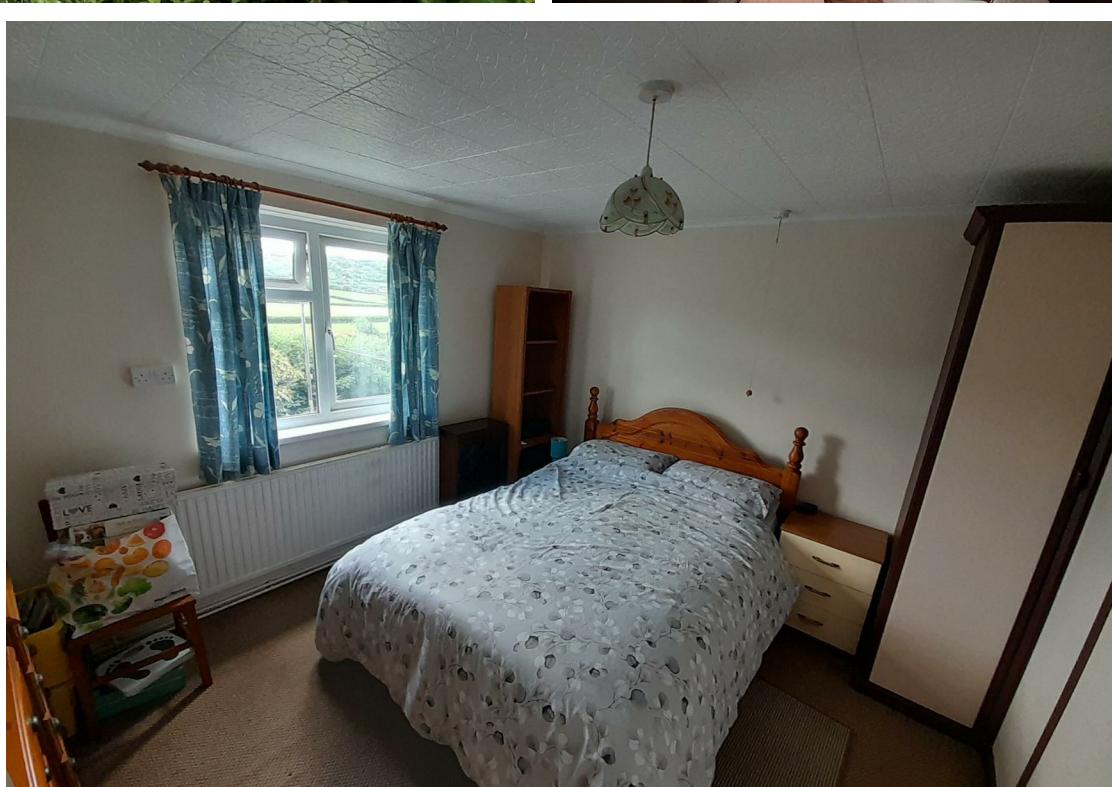
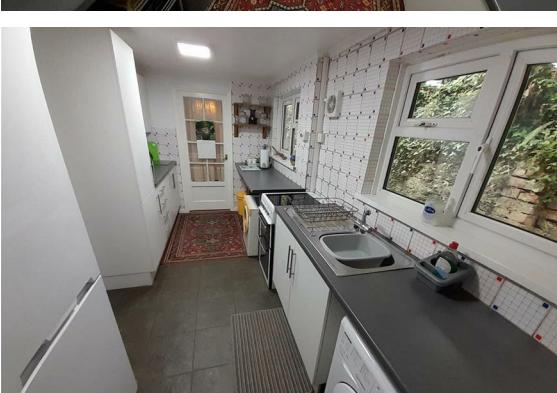
12'2" x 10'4" (3.73 x 3.15)

Situated to the left of the main hallway, presently used as a dining room, double glazed window to front again affording views, radiator, leading off to a small inner hallway providing access to:-

BEDROOM 1

11'6" x 10'4" (3.506 x 3.159)

Situated again at the front of the property so again benefitting from outstanding views, radiator, range of fitted wardrobes, radiator.



BEDROOM 2

11'5" x 6'10" (3.49 x 2.10)

Situated to the rear with a double glazed window facing rear, radiator.

KITCHEN

13'8" x 7'4" (4.18 x 2.25)

Accessed from reception room 1, galley style kitchen fitted with a range of base, wall and drawer units with corresponding work surfaces over, sink unit, part tiled walls, plumber for washing machine, radiator, two double glazed windows to rear.

BEDROOM 3

10'2" x 7'1" (3.10 x 2.18)

Located via the kitchen, this room could easily be utilised as a further reception room if required and given it leads off the kitchen could make an ideal dining room, double glazed window to rear, radiator.

REAR HALLWAY

Accessed from the other side of the kitchen with a door opening into a good size walk in linen cupboard with a double glazed window. The rear hallway has a double glazed window to the rear and a double glazed glass panel door to side., radiator, wall mounted L.P. gas fired combination boiler.

BATHROOM

6'10" x 5'6" (2.10 x 1.70)

Fitted with a white three piece suite comprising of low level w.c., pedestal wash hand basin, panel bath with mixer tap shower, tiled walls, double glazed window, radiator.

EXTERNAL

On approaching the property from the road there is a grassed area which the present owners at one time parked two cars on, the steps lead up the terraced front garden which is well stocked with shrubs. The LPG tank and cesspit cover are located at the front to one of the lower levels of the front garden. There is room for seating to the front so the views over the Gwendraeth Fach river valley and over to Mynydd Y Garreg can be enjoyed. There is access around the property leading to the rear garden which again is accessed via steps and is like the front garden on an incline but benefits from outstanding rural views over the valley and beyond.

N.B

Known Consideration: Please be advised that asbestos products may have been used in the original coatings on the walls and/or ceilings, original production of **down-pipes, guttering, soil pipes and garage roofs, this list is not exhaustive. We recommend that you conduct your own checks.

