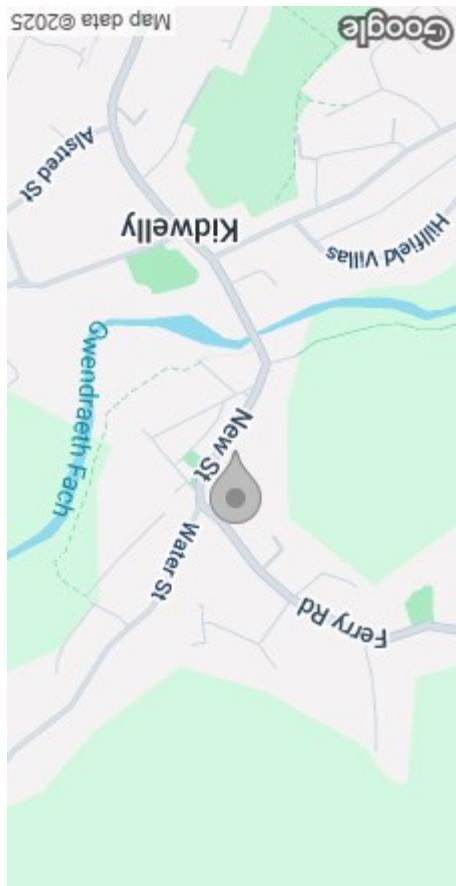
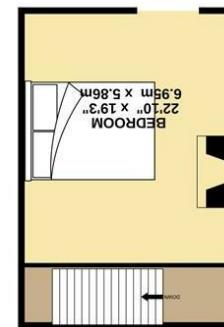


These particular, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise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

EPC



## AREA MAP



FLLOOR PLAN



**15 New Street**  
, Kidwelly, SA17 5DQ  
**Offers Around £99,500**



## GENERAL INFORMATION

Nestled in the charming New Street area of Kidwelly, this delightful mid-terrace cottage exudes rural charm and character with the the lounge and bedroom reputed to date circa 1820's. Boasting a cosy space with 2 reception rooms, 1 bedroom, and 1 bathroom, this property offers a perfect blend of comfort and simplicity.

One of the highlights of this lovely cottage is the large conservatory, providing a bright and airy space to relax and unwind while enjoying the picturesque surroundings. The property's rural location offers a peaceful retreat from the hustle and bustle of city life, allowing you to embrace the tranquillity of country living.

Conveniently situated close to amenities, this cottage combines the best of both worlds - a serene countryside setting with easy access to essential facilities. Whether you're looking for a weekend getaway or a permanent residence, this property offers a unique opportunity to experience the idyllic charm of rural living.

Don't miss the chance to make this quaint cottage your own and create unforgettable memories in this enchanting countryside retreat.

Freehold= Council Tax Band A= EPC-D



## FULL DESCRIPTION

### Vestibule

### Hallway

**Reception Room**  
12'11" x 11'4" (3.947 x 3.461)

**Kitchen**  
12'7" x 8'11" (3.841 x 2.721)

**Bathroom**  
9'3" x 4'10" (2.844 x 1.490)

### Pantry

**Conservatory**  
15'4" x 16'2" (4.686 x 4.932)

### First Floor

### Landing



**Bedroom**  
15'11" x 15'1" (4.856 x 4.622)

### External

### Material Information

Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. - We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.

### Additional information

You are advised to refer to Ofcom checker for mobile signal and coverage.

Electric - YES: Octopus

Gas -YES: Octopus

Water - YES - Welsh Water

Broadband: Fibre

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, this list is not exhaustive. We recommend that you conduct your own checks.

