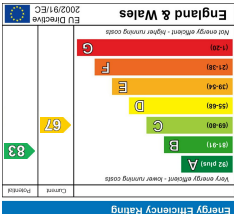
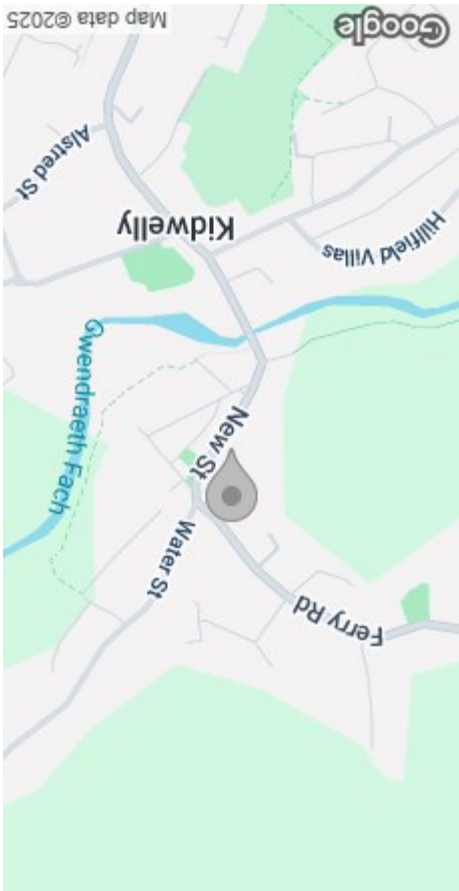


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

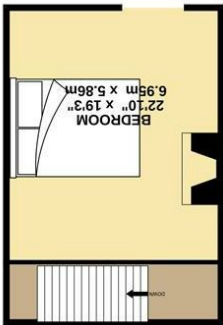
Notes: Every attempt has been made to ensure the accuracy of the figures contained here. Measurements of rooms, corridors and other areas are approximate and responsibility is taken for any error. Dimensions are given in metres and feet and inches. The floor is finished with carpet and the walls are painted. The property is situated in a quiet residential area and is suitable for use as a home. The property is situated in a quiet residential area and is suitable for use as a home. The property is situated in a quiet residential area and is suitable for use as a home.



### EPC



### AREA MAP



FIRST FLOOR  
137.5 sq ft (127.8 sq m) approx.



GROUND FLOOR  
137.5 sq ft (127.8 sq m) approx.

### FLOOR PLAN



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

1 1 2 D



GENERAL INFORMATION

Nestled in the charming New Street area of Kidwelly, this delightful mid-terrace cottage exudes rural charm and character with 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.

