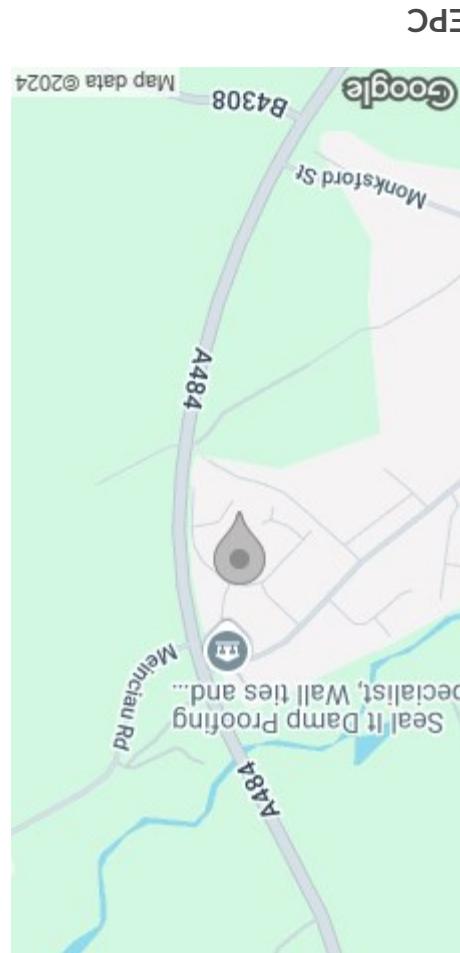


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These particulars are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise 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.

2002-91 IEC



### AREA MAP



1ST FLOOR 470 sq.ft. (43.7 sq.m.) approx.



GROUND FLOOR 545 sq.ft. (50.7 sq.m.) approx.

### FLOOR PLAN



2 Clos Y Celyn  
Kidwelly, SA17 4SX  
Offers Around £299,995



## GENERAL INFORMATION

Dawsons offer for sale this Modern Detached Family Home situated in Kidwelly with good road links to both Llanelli and Carmarthen as well as the coastal locations of Pembrey and Ferryside. The accommodation briefly comprises: Entrance Hallway, Lounge, Kitchen/Breakfast Room, Conservatory, Utility Room & Cloakroom. FIRST FLOOR: Four good sized Bedrooms (one with En-Suite facilities) and a Family Bathroom. EXTERNALLY: There is a double Driveway leading to the Integral Garage and an enclosed Rear Garden.



## FULL DESCRIPTION

### ENTRANCE

Small lawn to front with Brick paved double driveway leading to single car garage. Access gate to both sides of property opening to rear garden. uPVC glazed door opening to:

### HALLWAY

Laminate wood flooring, stairs to first floor, radiator. Double opening into:

### LOUNGE

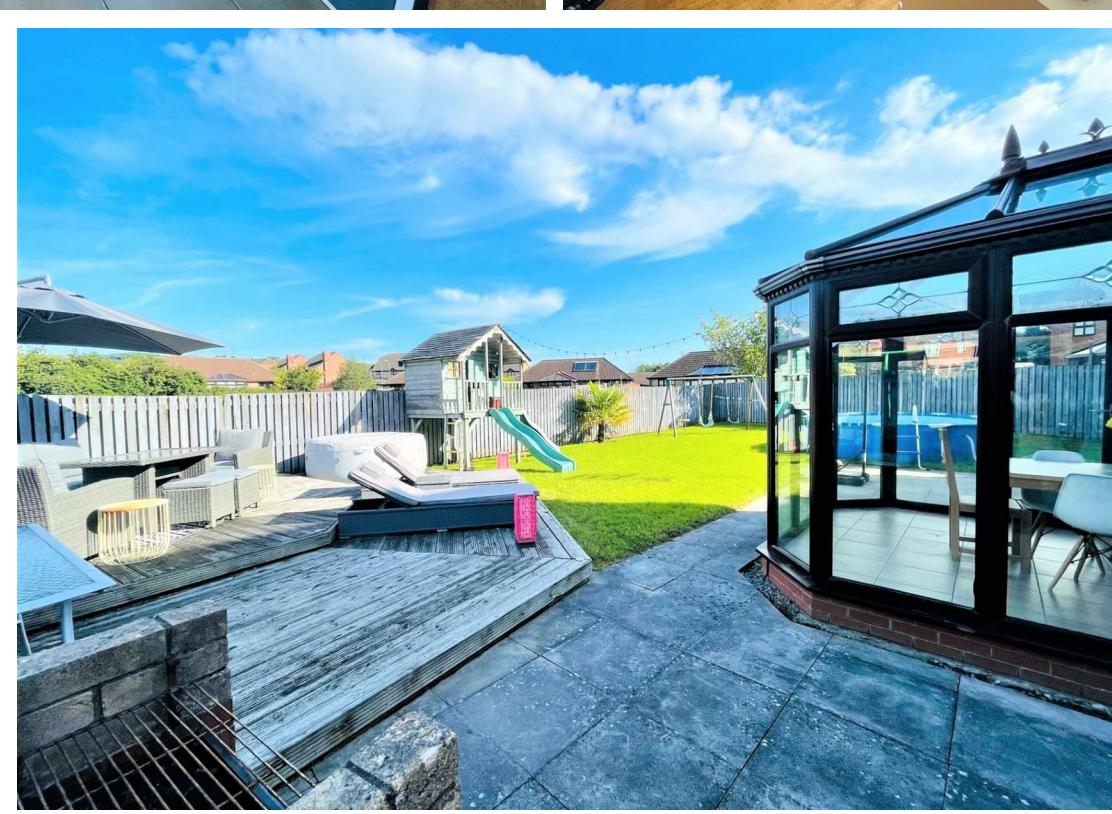
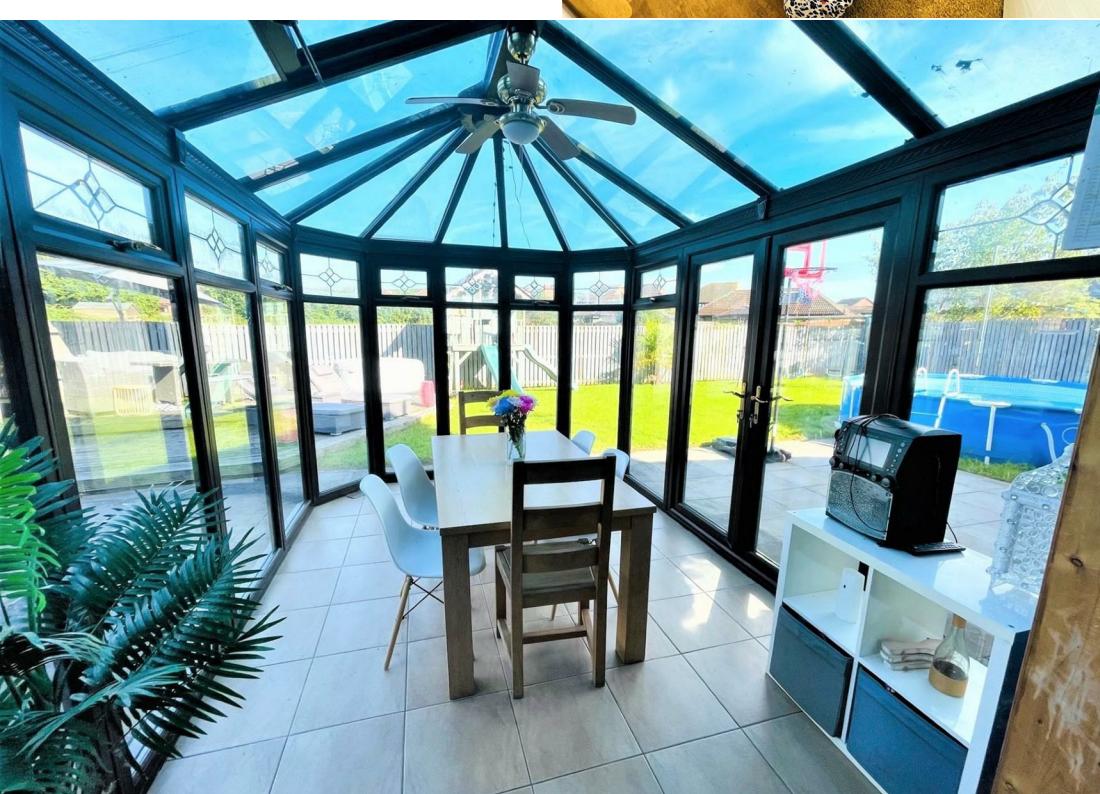
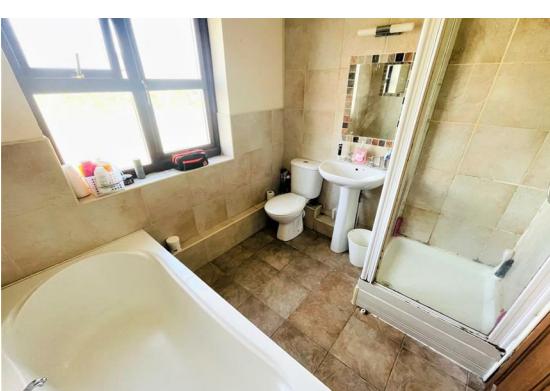
12'8 x 21'7 into bay (3.86m x 6.58m into bay)  
Double glazed box bay window to front aspect, radiator, laminate wood flooring.

### KITCHEN

22'1 x 9'6 (6.73m x 2.90m)  
Fitted with a range of wall and base units, worktops over, inset stainless steel sink and drainer board, integrated dishwasher, fridge freezer, inset electric oven with five ring induction hob, tiled splashback, ceramic tiled floors, radiator, spotlights to ceiling, archway into:-

### CONSERVATORY

12 foot 9 x 9'  
UPVC conservatory with doors, double doors opening to rear garden.



### UTILITY ROOM

5'7 x 6'7 (1.70m x 2.01m)  
Worktop with cupboard under, space for tumble dryer, plumbing for automatic, washing machine, inset stainless steel sink unit with mixer tap, double glazed window overlooking rear garden, wall mounted Worcester boiler, frosted double glazed door to side aspect, ceramic tiled flooring, radiator, extractor fan, door to:

### CLOAKROOM

6'5 x 3'8 (1.96m x 1.12m)  
WC, wash hand basin set into vanity unit with splashback, double glazed frosted window to side aspect, towel radiator warmer, extractor fan, ceramic tiled flooring.

### FIRST FLOOR

#### LANDING

Attic access, airing cupboard, radiator, doors to

#### BEDROOM ONE

11'9 x 12'10 (3.58m x 3.91m)  
Found at the front of the property, double glazed window to same aspect, built-in wardrobes providing ample storage space, laminate wood flooring, door into:-

#### EN-SUITE

4'10 x 6'9 (1.47m x 2.06m)  
Shower cubicle, housing Triton shower, wash hand basin, w.c., ceramic tiled floor and walls to halfway, towel warmer radiator.

#### BEDROOM TWO

8'6 x 20' (2.59m x 6.10m)  
Light bedroom, laminate wood flooring, double glazed window to front aspect, radiator.

#### BATHROOM

6'11 x 7'10 (2.11m x 2.39m)  
White four piece suite comprising panelled bath, corner shower, pedestal wash hand basin, WC, ceramic tiled walls to part, ceramic floors, frosted double glazed window to rear aspect, towel radiator warmer.

#### BEDROOM THREE

11'4 x (3.45m x)  
Double glazed window overlooking rear garden, radiator, laminate wood flooring, storage cupboard providing ample storage hanging space, wardrobe.

#### BEDROOM FOUR

7'6 x 9'1 (2.29m x 2.77m)  
Double glazed window to front aspect, radiator, laminate wood flooring.

#### EXTERNALLY

#### GARDEN

Enclosed rear garden laid mainly to lawn, having patio area and decking area. Brick built barbecue, side access gate to both sides. Garage has an up and over door, lighting, power points