

Terry Thomas & Co

ESTATE AGENTS



**55 Ferry Road
Kidwelly, SA17 5EQ**

Detached double bay fronted Dorma style bungalow under a pitch duo clay tiled roof, with detached garage. Off street parking for apporx. three cars in tandem. 4 Bedroom, 2 reception room, 2 bathroom property. Situated within walking distance to the ancient town centre of Kidwelly. Wonderful views over the surrounding country side of Pembrey and the 13th Century Castle.

***** NO ONWARD CHAIN*****

Offers in the region of £325,000

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Entrance hall

Oak finished flooring, single panel radiator, 16'0" x 6'9" (4.9 x 2.06) part multi glazed door through to lounge, A range on modern base and eye-level door leading through to bedroom 1, 2 and further door to dining room.

Lounge

11'8" x 13'10" (3.56 x 4.22)
2 double panel radiators, uPVC double glazed bay window to fore with extensive views over Pembrey and Cefn Sidan Sands.

Front bedroom 1

11'7" x 13'9" (3.55 x 4.20)
Double panel radiator, uPVC double glazed bay window to fore overlooking Pembrey & Cefn Sidan Sands, the 13th Century Castle as well as surrounding countryside.

Rear Bedroom 2

12'2" x 11'7" (3.71 x 3.55)
uPVC double glazed window to side, signal panel radiator, door leading through to En-suite shower room.

En-suite shower

Shower room having a shower cubicle with a "Redring" power shower fitment, uPVC double glazed window to side, floor to ceiling tiled walls with marble effect panelled ceiling.

Dining Room

12'4" x 9'4" (3.76 x 2.86)
Oak finished flooring, dog leg stair case leading to first floor, under stairs storage cupboard, feature fire place with stone fire surround, marble hearth and back plate, double panel radiator, uPVC double glazed window to side, built in airing cupboard, which houses the Worcester mains gas fired combination boiler which service the central heating system and heats the domestic hot water, part multi glazed door through to kitchen.

Kitchen

A range on modern base and eye-level units with white-coloured doors and drawer fronts with wood effect worksurface over the base unit incorporating a stainless-steel sink, plumbing for dishwasher, fully integrated fridge, fully integrated freezer, range master freestanding cooker with grill and oven with 4 ring halogen hob with chimney-style extractor over, brick effect tiled walls in between the base and eye-level units, eye-level space for microwave oven, contemporary wall mounted roll top radiator Victorian style, two uPVC double glazed window to rear and uPVC double glazed door leading out to the rear landscaped garden.

Family bathroom

6'9" x 6'3" (2.07 x 1.92)
Panelled bath, pedestal wash hand basin, coupled economy flush WC, all in white, signal panel radiator, uPVC double glazed window to rear, floor to ceiling tiled walls, ceramic tiled floor with a "Triton" electric power shower fitment over, porcelain tiled floor, floor to ceiling tiled walls.

First floor Hall way

Leading to bedroom 3 & 4 also shower room. Access to loft space with pull down ladder.

Rear Bedroom 3

13'10" x 7'2" (4.22 x 2.19)
Panel radiator, double glazed Velux window to side and rear vaulted style Ceiling.

Front Bedroom 4

14'6" x 7'3" (4.43 x 2.22)
Double glazed Velux window to fore with

extensive views over Pembrey, Cefn Sidan Sands and the 13th Century Castle, panel radiator, built in triple wardrobe.

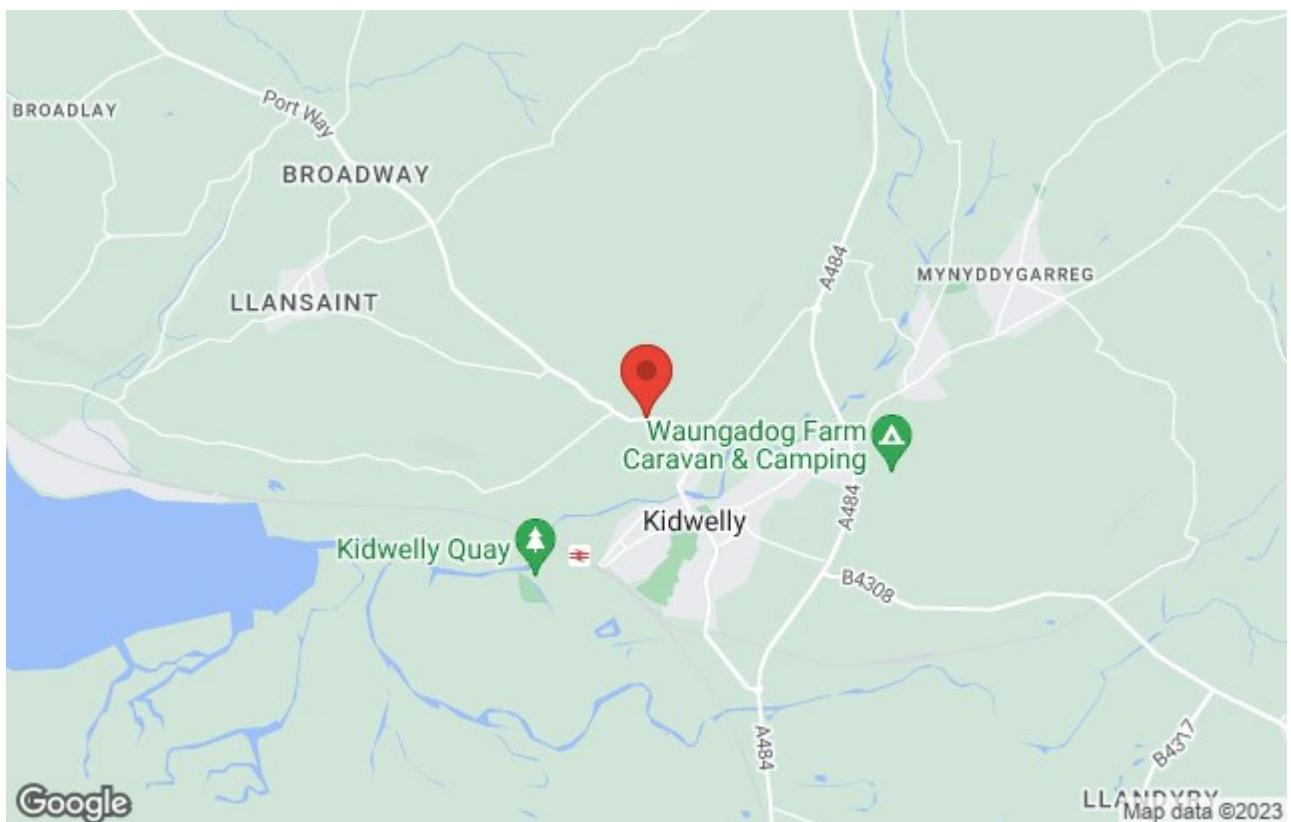
Shower room

Panel radiator, double glazed Velux window to side and rear, down lighting and extractor, shower enclosure with "Bristan" power shower fitment, coupled economy flush WC, pedestal wash hand basin with tiled splash back.

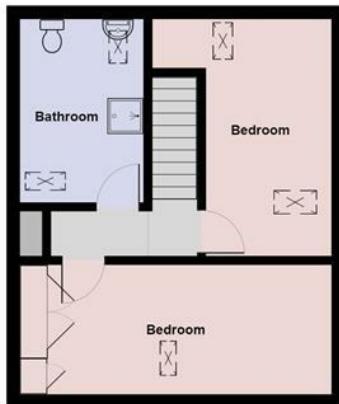
External

Beautiful landscaped gardens to front and rear, tarmacadam driveway to side providing off street parking for approx. three cars in tandem then a large pathed patio area to fore leading on to a decorative stone gravel garden. Driveway to side lead up to a detached masonry garage with up and over door to fore. path patio area to front has galvanised steel balustrade. Rear garden which has been extensively landscaped in to 4 tiers having various lawned areas, large variety of established shrubbery and foliage throughout. Patio area approx. 80ft in deep by 40ft width.





Floor Plan



Type: Bungalow - Detached

Tenure: Freehold

Council Tax Band: D

Services: Mains Electricity, Gas, Water and Drainage.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A				Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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