



42 Causeway Street, Kidwelly, SA17 4SU

£165,000

 3  1  2  E

**Davies**  
CRADDOCK

We are delighted to present for sale this semi detached house in Kidwelly. This end terraced three bedroom home is set in the heart of the historic village which dates back to Norman times and has recently been highlighted in the top five as one of the most desirable places to live in Wales in Garringtons "Best Places To Live" 2022 report.

The property is set conveniently within a short drive of Pembrey Country Park, the Millennium Coastal park and the harbour town of Burry Port and Llanelli to the east with the county town of Carmarthen easily accessible to the west. The house is spacious and has potential for garages to be built in the extended garden

This property comes with no onward chain and comprises:

#### **Entrance**

uPVC door into:

#### **Hallway**

Window to the fore, stairs to first floor, radiator.

#### **Lounge**

11'5 x 12'3 approx (3.48m x 3.73m approx)

Window to the fore, gas fire, radiator.





### **Kitchen**

16'1 x 11'7 approx (4.90m x 3.53m approx)

Window to the side, wall and base units with worktop over, gas hob with extractor fan over, electric oven, sink and drainer with mixer tap, space for fridge freezer, storage cupboard, partly tiled walls, radiator

### **Sitting Room**

16'9 x 8'9 approx (5.11m x 2.67m approx)

Window to the rear, gas fire, radiator.

### **Cloakroom**

Two windows to the rear, W/C, space for washing machine.

### **First Floor Landing**

Window to the fore, loft access, radiator.

### **Bedroom One**

Window to the side, storage cupboard.

### **En-suite**

Window to the rear, laminate flooring, W/C, bath, pedestal wash hand basin, storage cupboard housing boiler, radiator.

### **Bedroom Two**

17'2 x 8'9 approx (5.23m x 2.67m approx )

Window to the rear, radiator.

### **Bedroom Three**

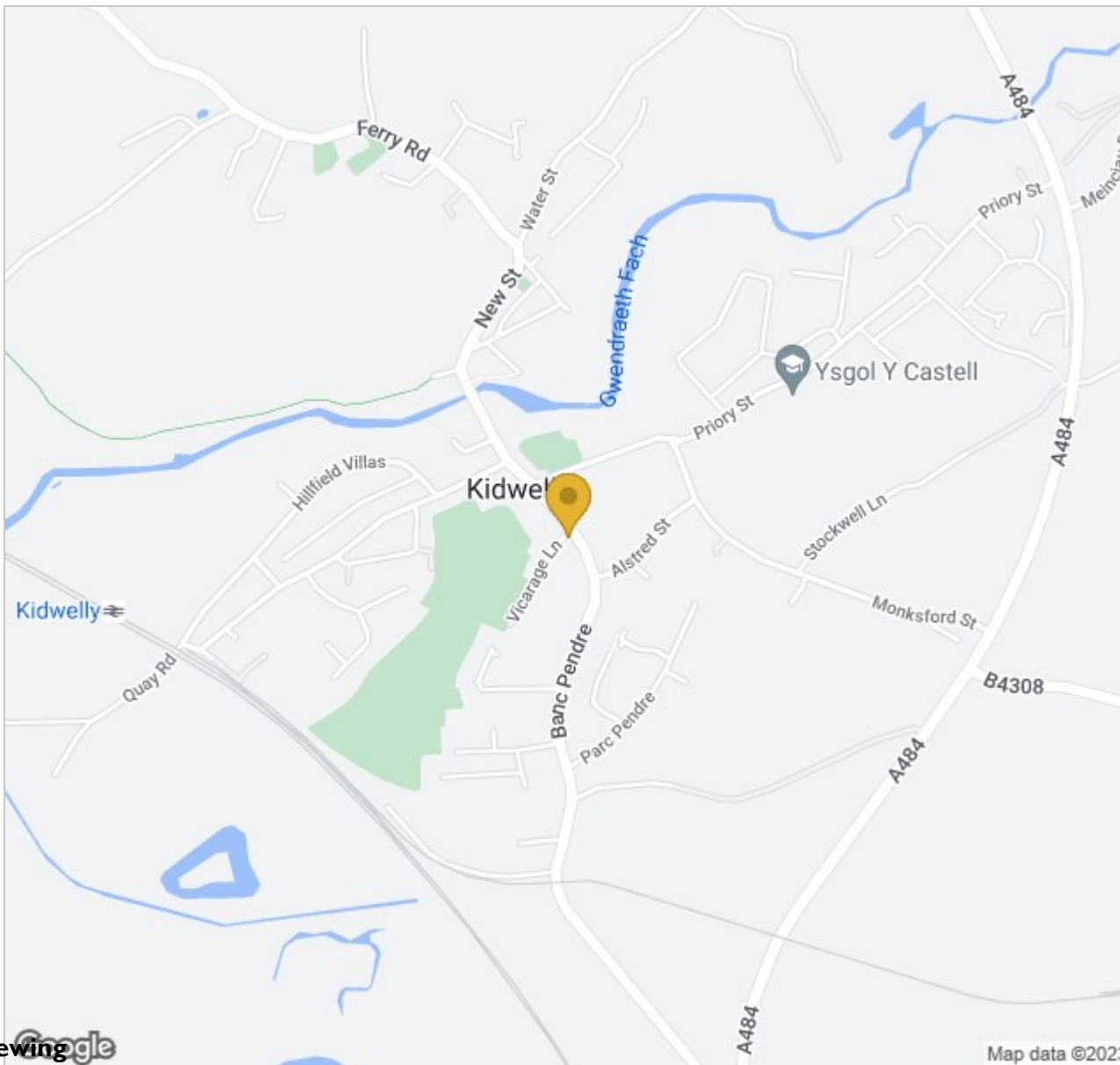
12'8 x 11'7 approx (3.86m x 3.53m approx)

Window to fore, radiator.

### **Externally**

Enclosed rear garden, garage with off road parking.





- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Cloakroom
- Enclosed Rear 90m Garden
- Garage
- Council Tax-C
- Approx 104m2
- EPC-E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 01554 778899

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