

NO ONWARD CHAIN. Lovely Light and Airy Modern Property. Still Under Builders Warranty. Enclosed Garden, Detached Garage & Parking. Master Bedroom with En Suite. Selection of Furniture Available. Viewing Highly Recommended.



19 Heol Y Plas, Carway, Kidwelly, Carmarthenshire. SA17 4JG.

£238,000

R/4727/NT

Superbly presented modern property in a popular location. Light and airy rooms with lovely modern finishes the main bedroom having en suite, open plan kitchen and dining room with patio doors looking out to the enclosed garden, downstairs cloakroom and utility, the property is still under builders warranty giving peace of mind and suitable for modern living. Double glazed and gas central heating internal viewing is highly recommended.

Ffoslas is by the horse racing course and conveniently situated for Carway and Trimsaran villages, both of them offer excellent day to day facilities. Kidwelly 4 miles, Pembrey Country Park 6 miles, Carmarthen 12 miles and Llanelli 7 miles.



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Location

Ffoslas is by the horse racing course and conveniently situated for Carway and Trimsaran villages, both of them offer excellent day to day facilities. Kidwelly 4 miles well known for its picturesque castle, shops, eateries and mainline train station. Pembrey Country Park with its large sandy beach, woodland walks, dry ski slope and enclosed cycle track is 6.5 miles, a further mile is Burry Port with harbour, beach and lovely eateries. The main towns of Llanelli 8 miles and Carmarthen 12 miles approx both offer excellent facilities with shops, schools and leisure facilities.

Reception Hallway

Staircase, understairs storage area. Window to side and doors to :



Cloakroom

WC, pedestal wash hand basin, radiator and tiled floor.



Living Room

3.93m x 3.73m (12' 11" x 12' 3")

Window to front and Radiator.



Kitchen

5.5m x 2.8m (18' 1" x 9' 2")

Range of base units with worktops over and matching wall units. One and a half bowl sink unit with single drainer. Electric oven and 4 ring

gas hob with extractor fan over. Integrated
fridge and freezer, dishwasher. Tiled floor. Patio
doors and window to rear looking out to the
enclosed garden.



Utility

1.71m x 1.65m (5' 7" x 5' 5")
Worktop with space and plumbing for washing
machine and tumble drier, Radiator, gas boiler,

tiled floor and side entrance door.



Landing

Loft access, frosted window to side, Store
cupboard and doors to

Bedroom 3

2.62m x 2.93m (8' 7" x 9' 7")
Double glazed window to front. Radiator and
fitted wardrobe.



Bedroom 2

2.83m x 2.3/ 2.8m (9' 3" x 7' 7")
Double glazed window to rear, radiator and
fitted wardrobe.



Bathroom

1.7m x 2.07m (5' 7" x 6' 9")

Panelled Bath with mixer tap, shower attachment and side screen over. Vanity wash hand basin, WC, Radiator and frosted window to side. Localised wall tiles and tiled floor.



En Suite

1.8m x 1.8m (5' 11" x 5' 11")

Shower cubicle, WC, vanity wash hand basin, frosted window to front, localized wall tiles and radiator.



Bedroom 1

3.96m x 2.68/3.3m (13' 0" x 8' 10")

Double glazed window to front, radiator fitted wardrobe and door to

Garage

3.3m x 6.1m (10' 10" x 20' 0")

Up and over door and electric.

Externally

Front shrubbed area with side borders. Rear enclosed garden with bricked wall boundary. Mainly lawned garden with scattered shrubs and fruit trees. Path leading to the rear drive for parking and garage. Patio area to the rear of the house accessed via the patio doors from the dining area.



Services

Mains water, electric gas and drains with gas central heating system.

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, gas central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Tenure

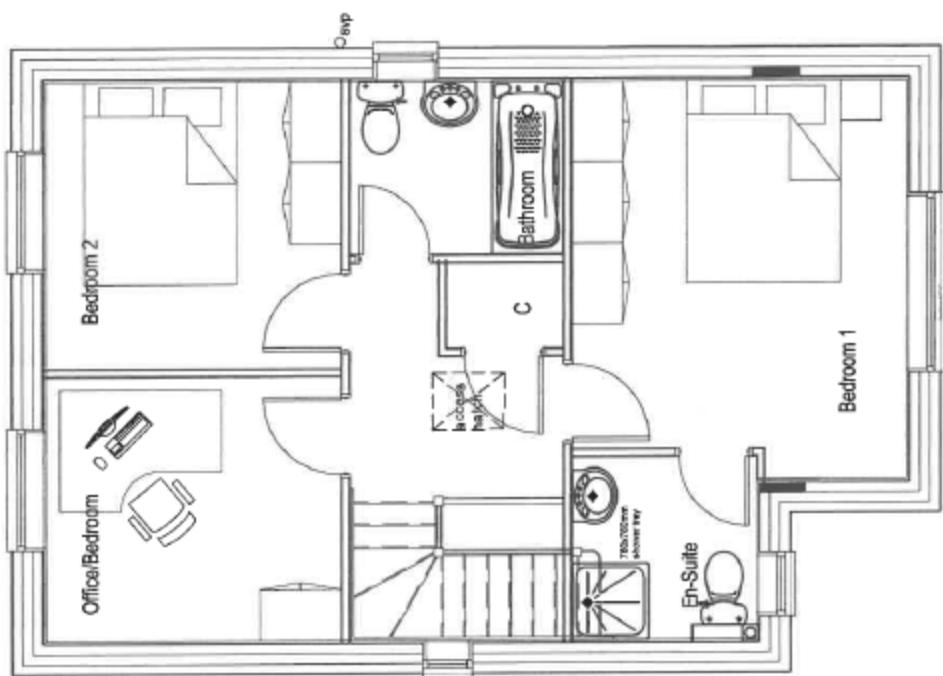
We are informed that the property is freehold and vacant possession will be available on completion.

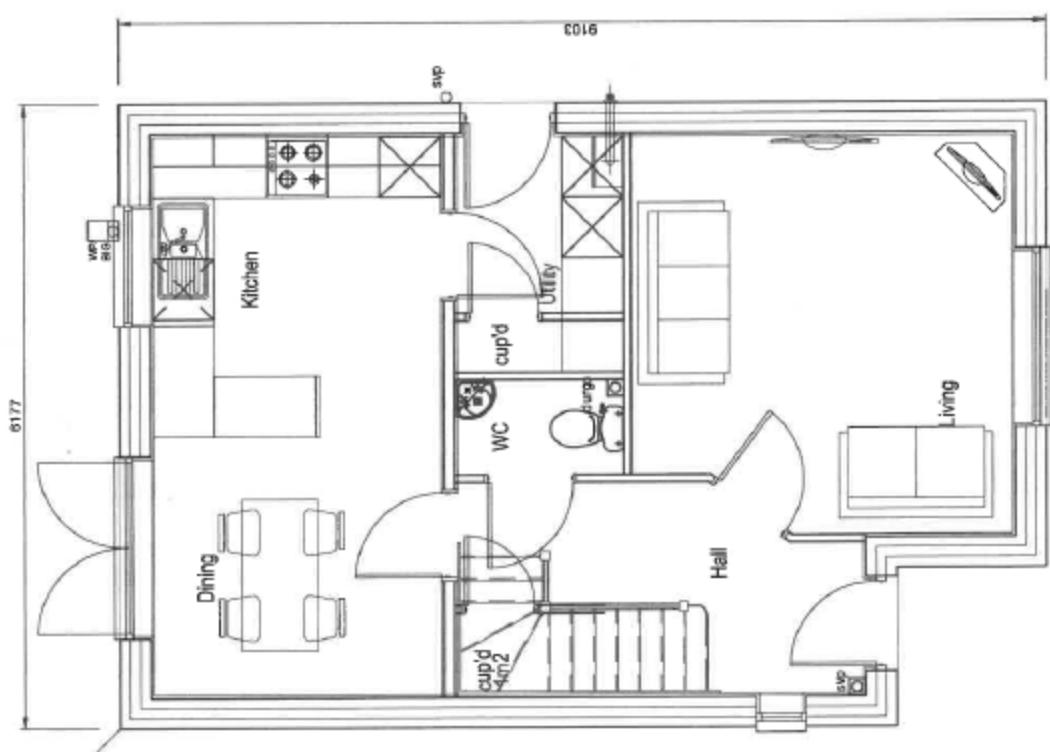
Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council. Council Tax Band for the property - D





MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: B (83)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

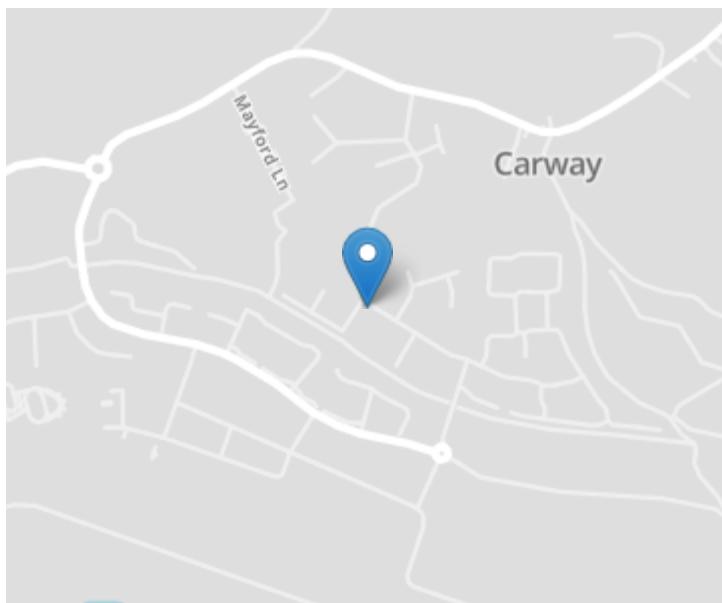
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Directions

Directions : From Carmarthen take the A 484 south towards Llanelli. In the village of Cwmffrwd turn left onto the B4309. Continue through Bancyapel, Pontantwn, Meinciau and into Pontyates. At the bottom of the village having passed the garage turn right towards Carway. Carry on for 3 miles and go through Carway and at the roundabout take the 1st turning to the left and carry on passing the entrance for Ffoslas and at the end turn left on the mini roundabout and carry onto the T junction and carry onto the bottom and the property will be found the last on the left.

For further information or to arrange a viewing on this property please contact :

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