

*Modern Living with a Beautiful Presentation. Enclosed Garden, Garage, Drive, Utility & Master Bedroom with En Suite. Popular & Convenient Location. B Rating EPC. Viewing Highly Recommended.*



2 Clos Y Nant, Kidwelly, Carmarthenshire. SA17 4JH.

£215,000

R/4850/NT

Lovely presentation of this beautiful modern family home. Large open plan kitchen dining room with patio doors looking out onto the garden and views beyond. Master bedroom having en suite, utility room, drive, garage and enclosed garden. The property offers modern living with gas central heating and double glazing with an excellent B rating EPC. Situated on this popular development within the picturesque Gwendraeth Valley, walking distance to Ffoslas horse racing course and Trimsaran and Carway villages.



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## Location

Ffoslas has a horse racing course nearby along with golf course nearby at Glyn Abbey with lovely eatery. Carway and Trimsaran villages are nearby with day to day facilities including shops, junior schools, public houses. The ancient Township of Kidwelly is 4 miles well known for its ancient castle and eateries main line rail station connecting to London Paddington. Pembrey Country Park is 7 miles with sandy beach, dry ski slope, enclosed cycle track and lovely woodland walks. Llanelli & Carmarthen Towns are 10 miles approx.

## Hallway

## Living Room

4m x 3.75m (13' 1" x 12' 4")



## Kitchen/ Dining Room

05.9m x 3m (19' 4" x 9' 10")



## Utility

2.01m x 1.90m (6' 7" x 6' 3")



## Landing

## Master Bedroom

4m x 3.2m (13' 1" x 10' 6")



## En Suite

1.80m x 1.80m (5' 11" x 5' 11")





**Bedroom 2**

2.8m x 2.8m (9' 2" x 9' 2")



**Bedroom 3**

3m x 2.6m (9' 10" x 8' 6")



## Bathroom



## Garage

6.1m x 3.2m (20' 0" x 10' 6")

## Externally

Enclosed garden area to rear. Patio area off the patio doors from the dining area. Scattered shrubs and flowers.



**Services**

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and Gas central heating.

**Tenure and Possession**

We are informed the property is of Freehold Tenure and will be vacant on completion.

**Council Tax Band**

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: D.

**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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**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

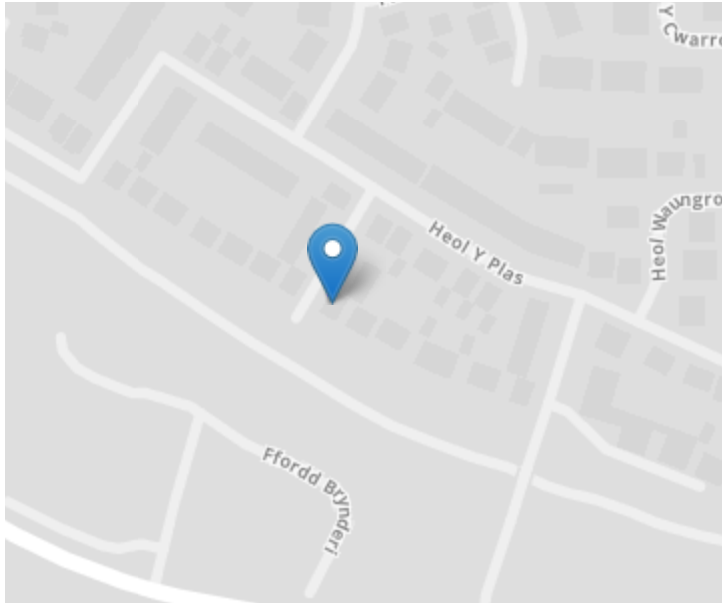
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

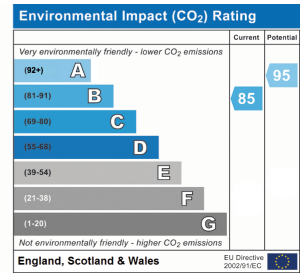
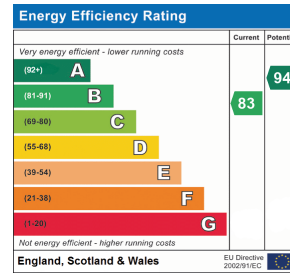
**Any easements, servitudes, or wayleaves?** No

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



## Directions

Directions : From Carmarthen take the A 484 south towards Llanelli. In the village of Cwmffrwd turn left onto the B4309. Continue through Bancycapel, 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 Course and at the end turn left on the mini roundabout and carry onto the T junction turn left and the property will be found on the left hand side.



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

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