

*Lovely Character Property With Edge of Township Location. Rural open Field to Side. Cottage Garden, Rear Entrance and Garage. Double Glazing and Gas Central Heating. Quaint Cottage*



91 Water Street, Kidwelly, Carmarthenshire. SA17 5BZ.

£253,000

R/4529/NT

Quaint cottage style property of character and charm. Well kept garden and rear access to Garage. Double glazing and gas central heating with wooden floors and stained glass window and tiled floors add to the character of the property. 2 Reception rooms with the living room having patio doors to the garden and patio area to enjoy the evening sun. Side shared access to the rear detached garage on on street parking in Water Street.

The property is situated in the on the edge of the Township of Kidwelly well known for its picturesque Castle in the centre.



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## Location

The Township of Kidwelly offers excellent facilities including shops, junior schools, Picturesque Castle, all Wales coastal path, eateries and mainline train station connecting to Carmarthen, Llanelli, Swansea and Cardiff. 3 Miles to Pembroey Country Park with large sandy beach, dry ski slope, enclosed cycle track and woodland walks. The towns of Carmarthen and Llanelli are 10 miles approx.

## Front Reception Porch

1.6m x 1.2m (5' 3" x 3' 11")

Stained glass window to door. Window to front and door to.

## Hallway

Staircase, understairs store cupboard. Radiator, tiled floor, window to front and doors to

## Sitting Room

3.04m x 3.1m (10' 0" x 10' 2")

Double glazed window to front. Radiator and wooden floor.



## Living | Room

4.3m x 3.7m (14' 1" x 12' 2")

Patio doors to the rear looking onto the patio area.

Picture rail, Feature fireplace with brick surround and wood beam over. Radiator and opening to



## Kitchen

1.8m x 3.7m (5' 11" x 12' 2")

Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Space for fridge freezer, plumbing and space for washing machine. Electric oven and 4 ring hob with extractor fan over. Radiator, rear door and double glazed window to side.



## Half Landing

Window to side.

## Landing

Loft access and doors to

## Bathroom

1.9m x 2m (6' 3" x 6' 7")

Panelled bath with mixer tap and shower attachment and side screen over. WC, Vanity wash hand basin, Double glazed window to front and localized wall tiles.



## Bedroom

1.76m x 3.1m (5' 9" x 10' 2")

Double glazed window to front, radiator and wooden floor.



## Bedroom

2.7m x 3.7m (8' 10" x 12' 2")

Double glazed window to rear, radiator, fitted cupboard and wooden floor.



## Bedroom

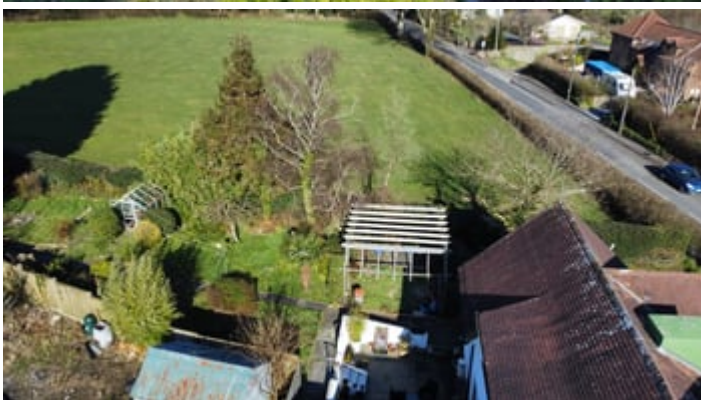
3m x 2.6/ 3.7m (9' 10" x 8' 6")

Double glazed window to side with views, radiator and wooden floor.



## Externally

Front pedestrian access to front and side lawned garden. Rear patio area with pergola to side and lawned enclosed lawned garden with scattered shrubs and flowers. Rear Pedestrian access leading the rear detached garage with side vehicle shared access and shared responsibility on maintenance cost of road.



**Services**

Mains Water, Mains Gas, Mains electric and Mains drainage with gas central heating system.

**Tenure and Possession**

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

**Council Tax**

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

**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 C

N/A

**Parking Types:** On Street.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G great data and voice

**EPC Rating:** D (63)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

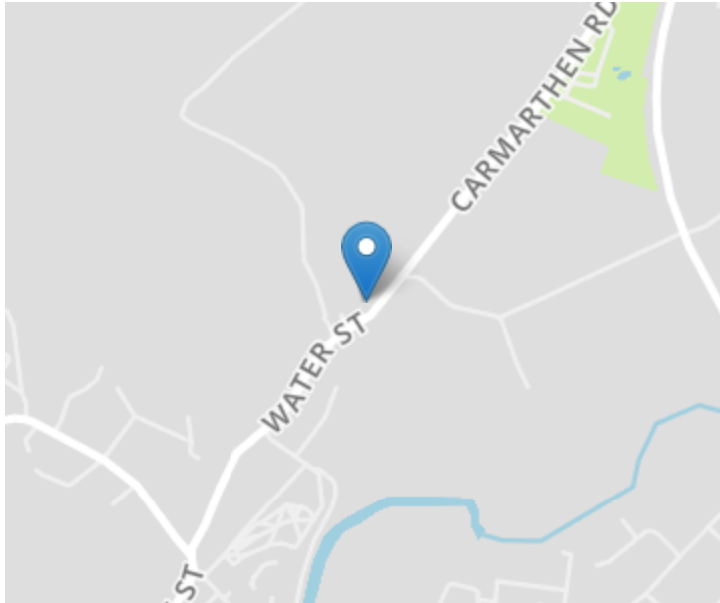
**Any risk of coastal erosion?** No

**Is the property listed?** No

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

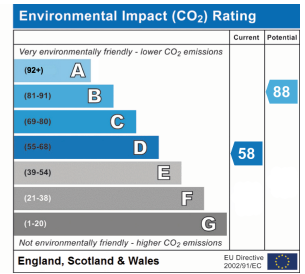
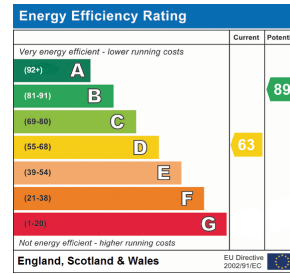
**Any easements, servitudes, or wayleaves?** No

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



## Directions

Directions : Take the A 484 south from Carmarthen towards Llanelli. Travel through Cwnffrwd, Idole, Llandyfaelog and onto Kidwelly. At the roundabout take the last junction off and Pass Parc Y Box Farm Shop. Continue on and the property will be found being the first on the right hand side.



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

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