

Popular location in The Township of Kidwelly. Extended Property with 3 Double Bedrooms, 2 Bathrooms Rear Garden & Garage Access. Gas Central Heating & Double Glazing. Viewing



30 Hillfield Villas, Kidwelly, Carmarthenshire. SA17 4UL.

£177,000

R/4536/NT

Lovely property within the ancient township of Kidwelly. Well presented the property has been extended with modern kitchen and bathroom with 2 lovely good sized reception rooms. Two bathrooms ground and first floor, Double bedrooms and good sized rear garden with rear access and garage. Double glazed and gas central heating. Ideal family home or first time buyers opportunity to get that dream home. The property has been lovingly cared for and offers good sized accommodation early viewing is recommended.

A short walk to the centre with shops, 12th century Castle, junior schools and also a short walk to the train station on the main line to Swansea, Cardiff and London Paddington.



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CARMARTHEN
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Hallway

with staircase and doors to

Sitting Room

4.03m x 2.88m/3.4m (13' 3" x 9' 5")

Bay window to front. Radiator and gas flame effect fire.



Living Room



5.8m x 3.7m (19' 0" x 12' 2")

Double glazed window to side.

Electric flame effect fire. Double doors to

Kitchen/ Breakfast Room

4.25m x 3.3m (13' 11" x 11' 6")

Range of base units with worktops over and matching wall units including display unit. Stainless steel sink unit with single drainer. Electric oven and grill, 4 ring gas hob, radiator, rear door and window.



Shower Room

1.2m x 3.2m (3' 11" x 10' 6")

Window to rear, WC, wash hand basin and shower cubicle



Landing

with loft access. Doors to

Bathroom

1.9m x 2.02m (6' 3" x 6' 8")

Shower cubicle, WC, vanity wash hand basin, Ideal Gas Boiler. Double glazed window to front.



Bedroom

3.25m x 2.78m (10' 8" x 9' 1")

Double glazed window to front. Radiator.



Bedroom

3.52m x 2.8m (11' 7" x 9' 2")

Range of fitted wardrobes. Double glazed window to front. Radiator.



Bedroom

3.6m x 2.75m (11' 10" x 9' 0")

Double glazed window to rear.

Radiator.



Externally

Front forecourt with Front gate pedestrian access, wrought iron gate and front fence with dwarf wall. Rear patio area and lawned garden beyond. Garden Shed and Glasshouse. Rear vehicle access to GARAGE 2.8m x 5.5m up and over door and side pedestrian access.



Services

Mains water, Mains Electric and Mains drainage. Gas central heating system.

Tenure Possession

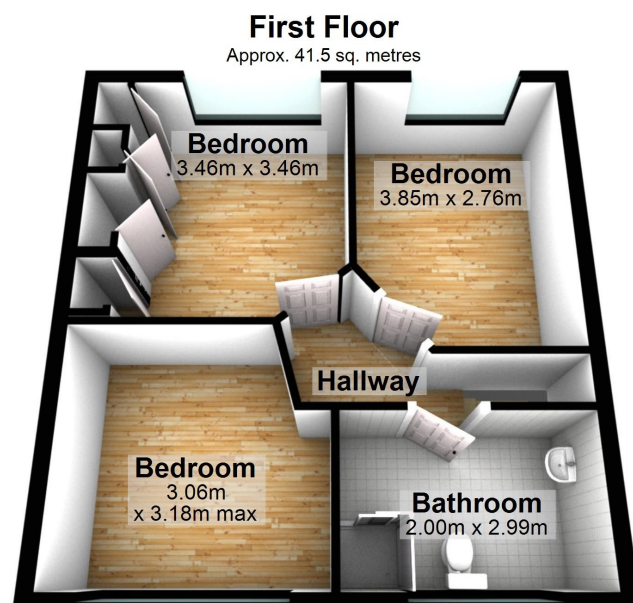
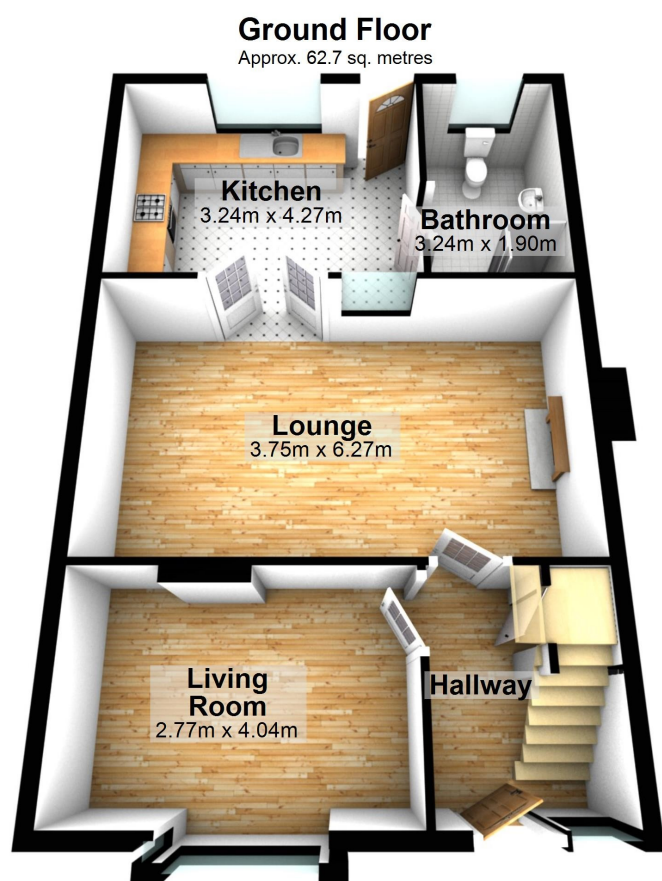
We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax

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

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.



Total area: approx. 104.2 sq. metres

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Garage.

Heating Sources: Gas Central.

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

Construction Type

Traditional

EPC Rating: D (67)

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. Travel through Cwmffrwd, Idole, Llandyfaelog. Carry onto Kidwelly and on the roundabout take the second junction into the Township. Go into Kidwelly center over the bridge and by the rugby club turn right into Station Road and turn right into Hillfield Villas. The property will be found on the left hand side shown by a Morgan and Davies for sale board opposite the Gwennlian Center.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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