

*Ideal First Time Purchasers Property In Popular Convenient Location. Close to Shops, Schools & Train Station. Character Property Offering Spacious, Light & Roomy Accommodation. Garden to Rear*



30 Station Road, Kidwelly, Carmarthenshire. SA17 4UT.

£110,000

R/4936/NT

Spacious property suitable for first time purchasers, investment or similar. Character with high ceilings, double glazing and gas central heating with good sized garden to rear. Open plan kitchen, dining and sitting room with a separate living room to front. Good sized double bedrooms with an ideal location to connect to the ideal facilities that the ancient Township of Kidwelly has to offer. A short walk to the picturesque castle, school and train station.



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**CARMARTHEN**  
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## Hallway

Doors to

## Living Room

3.4m x 3.76m (11' 2" x 12' 4")

Staircase and Radiator opening to



## Kitchen

2.75m x 3.76m (9' 0" x 12' 4")

Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Electric oven with 4 ring gas hob and extractor fan over. Breakfast Bar. Plumbing for washing machine. Double glazed window to rear.



## Rear Hallway

Gas boiler which runs the hot water and central heating system. Rear door and door to

## Bathroom

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

Panelled bath with mixer tap attachment. Pedestal wash hand basin, WC, radiator, tiled floor and double glazed window to rear.



## Landing

Doors to

## Front Bedroom

3.4m x 2.7m (11' 2" x 8' 10")

Double glazed window to front. Radiator.





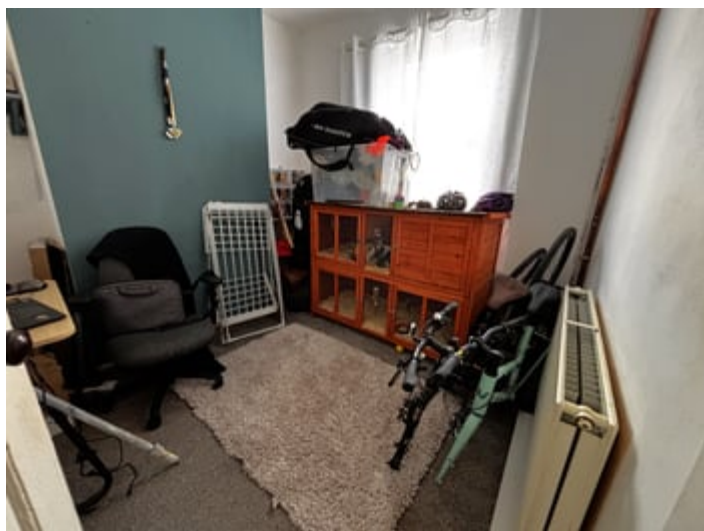
### Bedroom

3.4m x 3.6m (11' 2" x 11' 10")

Double glazed to rear. Radiator. Wood Floor and store cupboard.



### Box Room



### Externally

Enclosed garden area to rear. Access to side through the neighbouring property.



### 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: 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.

## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (66)

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

**Flooding Sources:**

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

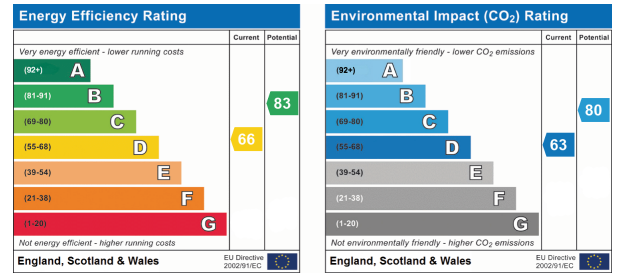
**Any risk of coastal erosion?** No

**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

Direction : From Carmarthen Take the A 484 south towards Llanelli, travel through Cwmffrwd, Idole, Llandyfaelog and onto Kidwelly. At the roundabout take the second junction off into Kidwelly. Through Water Street and over the bridge, by the Rugby club turn right into Station Road and carry on 150 yards and the property will be found on the left hand side before the school.

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

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
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