



**Water Street  
Kidwelly  
Carmarthenshire  
SA17 5BX**

**Offers in Excess of £152,000**

**bettermove**

## Water Street

### Kidwelly

Bettermove are proud to present this 3 bedroom terraced house in Kidwelly. This property is available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has parking available via the street outside.

The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room/dining area, separate w/c and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, with a converted shed for plenty of extra storage, perfect for enjoying the summer months.

Located in the popular town of Kidwelly, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the A40, M4 and many local bus and train routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

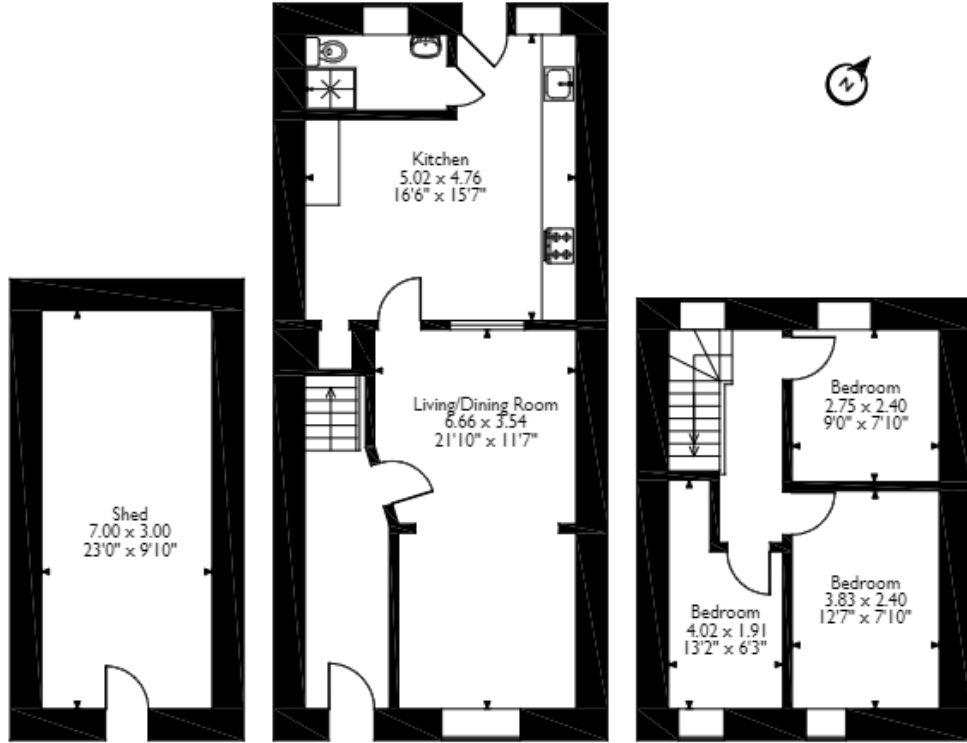
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Water Street, Kidwelly  
 Approximate Gross Internal Area  
 Main House = 88 Sq M/947 Sq Ft  
 Outbuilding = 21 Sq M/226 Sq Ft  
 Total = 109 Sq M/1173 Sq Ft



**Outbuilding**

**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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