



## Oakland, Four Roads, Kidwelly, Carmarthenshire SA17 4SF

**£415,000 For Sale**

### Property Features

- Extended and Modern 3-bedroom Detached Bungalow
- Newly installed Air Source Heating System & Solar Panels
- \*\* EPC B Rated \*\*
- Set in 0.87 acres
- Modern 60" x 30" workshop building
- Popular semi-rural village of Four Roads
- 3-miles equidistance from large village of Pontyates and township of Kidwelly
- Of particular interest to those seeking a modern family home with large yard area and modern workshop

### Property Summary

Immaculately presented 0.87-acre residential property comprising an extended and modernised 3-bedroom detached bungalow, finished to a very high standard throughout in landscaped grounds, with a modern 60" x 30" steel portal framed workshop building and large gravel yard area, suitable for a range of uses, situated in a popular village of Four Roads.





## Full Details

### Overview

Oakland comprises a 0.87-acre residential holding comprising an extended and modernised 3-bedroom detached bungalow, finished to a very high standard throughout, to include an open plan kitchen – family room, with glazed gable end, opening out onto the garden, as well as a master bedroom with en-suite shower room.

Externally, the bungalow benefits from a landscaped wrap around garden, with large lawn area and ample parking, in addition to a 60 x 30 modern steel portal framed workshop building, for particular interest to car enthusiast, builders / trades, suitable for a variety of uses. A further small paddock and large gravel is situated beyond, providing useful parking areas or a range of other uses.

### Situation

The property is situated in the popular semi-rural village of Four Roads, being 3 miles equidistant between the historic town of Kidwelly and the large village and community of Pontyates, being home to an established range of amenities and services, to include convenience stores, public houses, eateries, bilingual primary school, village / town halls and medical centres. Ffoslas Horse Racing course and Glyn Abbey golf course is also within 3 miles of the property.

The county town Carmarthen, and the large town of Llanelli, can both be reached within 9 miles equidistance, providing an excellent range of amenities, national retailers, supermarkets, local hospitals and train stations.

### DETACHED BUNGALOW

The property has recently been modernised and extended, finished to a very high standard with uPVC double glazing windows and doors throughout, modern fixtures and fittings to include Bosch & AEG appliances and USB power sockets, in addition to a newly installed air source heating system with double radiators and 10 4.3kw solar panels on the roof of the property.





## Entrance Hall

1.51m x 3.41m (4' 11" x 11' 2") + 2.24m x 0.87m (7' 4" x 2' 10")

Front door leading into Entrance Hall with fixed storage cupboards with shelving unit and coat hooks. Tiled flooring Radiator. Door leading into:

## Kitchen - Dining Room

3.43m x 5.23m (11' 3" x 17' 2")

Base and wall units, electric oven and hob, extractor fan, dishwasher, fridge freezer and boiling hot tap.

A range of base and tall full height units with integrated full height AEG fridge and freezer and Bosch dishwasher, integrated Bosch oven, microwave and electric induction 4-ring hob and extractor fan above, integrated one and a half bowl stainless steel sink with drainer and hot water tap, with large work surface and breakfast bar. Parquet flooring effect. Window to side. Radiator. Opening to into Living Room. Door into Utility Room:



## Utility Room

2.74m x 2.01m (9' 0" x 6' 7")

A range of base and wall units with integrated stainless steel sink with drainer and worktop. Plumbing for washing machine and tumble dryer. Tiled flooring. Extractor fan and radiator. Window to rear

## Living Room

3.53m x 5.94m (11' 7" x 19' 6")

Large glazed gable end with door opening out onto the garden. Log burning stove. Wood effect laminate flooring. Radiator.



## Master Bedroom 1

4.19m x 3.12m (13' 9" x 10' 3")

Carpet flooring. Radiator. Windows to the front and side, Door into:

## En-suite Shower Room

0.91m x 3.16m (3' 0" x 10' 4")

W.C, wash hand basin, shower cubicle, radiator and extractor fan. Tiled flooring. Window to the front.





## Bedroom 2

3.11m x 2.99m (10' 2" x 9' 10")  
Carpet flooring. Radiator. Window to side.

## Family Bathroom

2.16m x 2.53m (7' 1" x 8' 4")  
W.C, wash hand basin, walk-in shower cubicle with recessed shelf, free standing bath tub with recessed shelf, extractor fan. Tiled flooring and walls. Radiator.  
Window to rear.

## Bedroom 3

4.21m x 2.79m (13' 10" x 9' 2")  
Laminate flooring. Radiator. Window to rear and door to rear,



## Externally

### Grounds & Gardens

The property is approached off the highway via a gated gravel driveway entrance, leading to the front of the property with ample parking area for multiple vehicles. The gravel lane continues down past the bungalow and lawned garden to the modern workshop building. The yard surrounds the building, with a further large yard area beyond and a small paddock / grassed area, providing useful storage / parking areas for vehicles, machinery, etc and a range of other uses.

The bungalow benefits from a low maintenance front garden area with sleepers and concrete steps leading up to the front door of the property, with gravel paths leading around the property. The grounds are landscaped with bark, shrubbery and bushes, with a large decking area off the living area providing excellent entertainment space overlooking the expansive lawn grounds. There is also a useful garden store to the rear of the bungalow, plus hot and cold water taps and outdoor electricity points.







## Modern Workshop Building

Built of a steel portal framed construction under a pitched box profile sheeted roof with concrete block walls elevations and roller shutter door access and pedestrian side door, extending to 18.06m x 8.66m (59' 3" x 28' 5"). Power and electricity connection with EV charging points. Water connection outside.

The building will be of particular interest to car enthusiast, builders / trades, being suitable for a variety of uses.

## Further Information

### Tenure

We understand that the property is held on a freehold basis.

### Services

We understand that the property benefits from mains water, mains drainage and mains electricity supply.

The bungalow is heated via a newly installed air source heating system and 10 no. 4.3kw solar panels.

### Council Tax Band

Band D - approximately £2232.06 per annum for 2025-2026 for Carmarthenshire County Council.

### Energy Performance Certificate

New EPC B rating following energy efficiency upgrades.

### Wayleaves, Easements and Rights of Way

The property is sold to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.





## Plans

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

## Planning

All planning related enquiries to Carmarthenshire County Council Planning Department.  
Planning Services, Civic Offices, Crescent Road,  
Llandeilo, Carmarthenshire, SA19 6HW.  
Tel: 01267 234567

## Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen, SA31 1JP.  
Tel: 01267 234567

## What 3 Word / Postcode

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## Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners.

Please contact Carmarthen office for further information - 12 Spilman Street, Carmarthen, SA31 1LQ.

Tel: 01267 612021

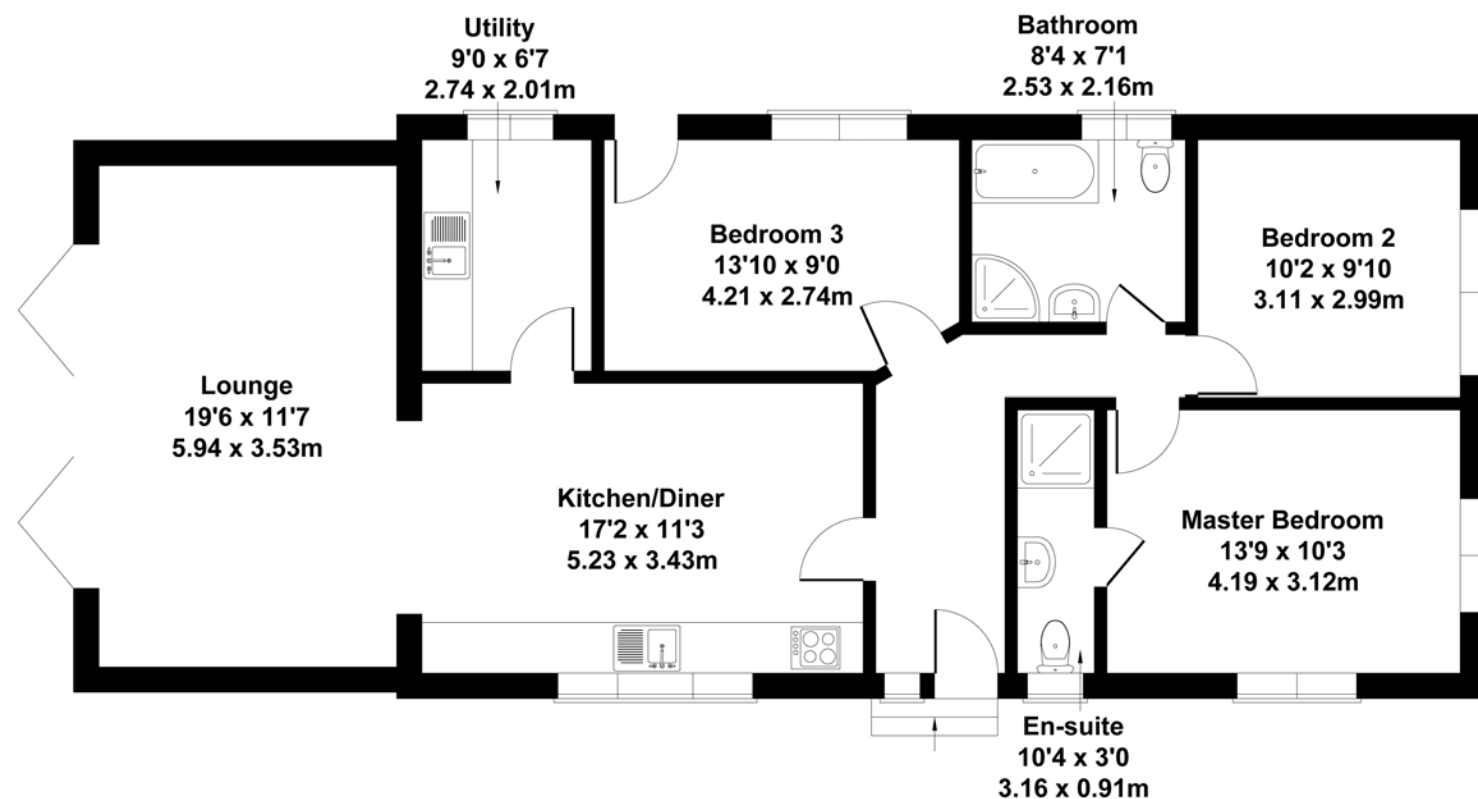
Email: [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         | 100                     |
| (81-91) <b>B</b>                            | 91      |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |



## Oakland, Four Roads Kidwelly SA17 4SF

Approximate Gross Internal Area  
1087 sq ft - 101 sq m



Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**