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On-Line Auction. A detached Former Chapel House located in the centre of the popular Town of Kidwelly, Carmarthenshire.



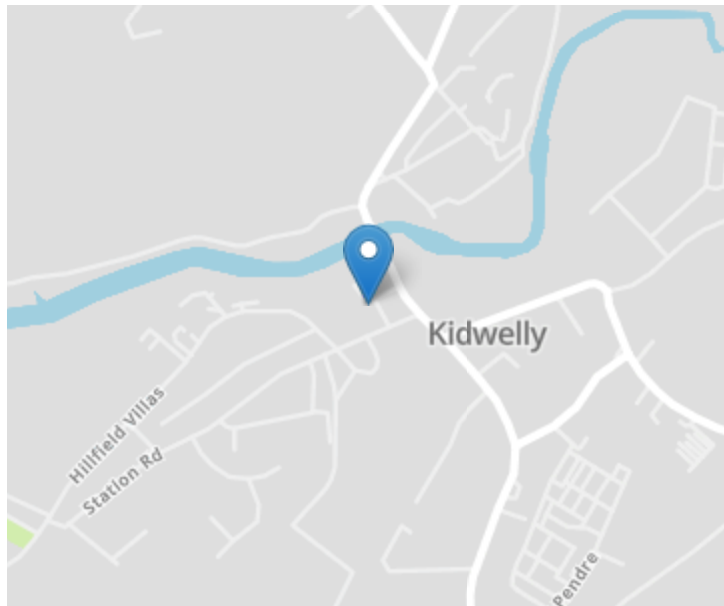
Chapel House, Morfa Lane, Kidwelly, Carmarthenshire. SA17 4YB.

REF: R/3764/AM - AUCTION GUIDE PRICE

£50,000

*** TO BE SOLD BY ON-LINE AUCTION *** AUCTION GUIDE PRICE: £50,000 This Auction will be held by our Joint Auctioneers, Auction House Wales - www.auctionhouse.co.uk/southwales *** Bidding will open at 12 Noon on Monday 23rd October 2023 and will run until 12 Noon on Wednesday 25th October 2023

*** Detached former Chapel House comprising of Lounge, Kitchen, Bathroom and 2 bedrooms. Externally the property benefits from having a front enclosed forecourt. *** Centrally positioned in the popular Town of Kidwelly and within level walking distance to all amenities that the Town offers *** Easy commuting distance to the larger Towns of Carmarthen and Llanelli and a 30 minute drive from Junction 48 of the M4



Location

The property is located in the centre of the popular Carmarthenshire coastal town of Kidwelly, within easy reach of many of the towns of the West Wales areas and just quarter of an hour from junction 49 Pont Abraham of the M4. The property lies 8.5 miles West from Llanelli, 10 miles South from Carmarthen and within 30 minutes of Swansea.

General Description

The placing of chapel house on the market offers prospective purchasers the opportunity of acquiring a central positioned detached house in a popular Carmarthenshire town of Kidwelly.

Lounge

20' 9" x 14' 0" (6.32m x 4.27m) A large open space with timber staircase leading to the first floor . Two radiators.



Kitchen

10' 7" x 8' 10" (3.23m x 2.69m) with floor cupboards and a

worktop over, single drainer sink unit. Cooker point. 'Worcester' wall mounted gas combi boiler. Side UPVC entrance door leading to the enclosed garden.



Bathroom

8' 11" x 4' 4" (2.72m x 1.32m) A three piece suite. Shower cubicle with an electric shower unit. Pedestal wash hand basin. Low level flush W.C., and a radiator.



First Floor

Bedroom 1



14' 2" x 12' 8" (4.32m x 3.86m) With radiator.

Bedroom 2

14' 1" x 8' 6" (4.29m x 2.59m) With radiator



Externally

Garden

The property benefits from having a front enclosed forecourt



GUIDE PRICE

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the Vendor and the Auctioneer is the minimum amount at which the Vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

AUCTION GUIDANCE

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a Legal Pack will be available prior to the Auction for inspection. For

further information on the Auction process please see Auction House Guide <https://www.auctionhouse.co.uk/guide>

REGISTER TO BID & LEGAL PACK

We advise all Parties to contact/visit <https://www.auctionhouse.co.uk/wales> to register to bid and to also download the Legal Pack once available

Services

We are informed that the property benefits from maind gas, mains water, mains drainage and mains electricity.

Directions

From Carmarthen take A484 South towards Kidwelly for approx 9 miles. At the round about take the 2nd exit on to Carmethen Road towards Kidwelly and continue on this road for approx 0.8 of a mile. Continue through Kidwelly and take the next right hand turning by 'Kidwelly Rugby Club' onto Station Road. Take the next right hand turning into the car park and the property will be seen as identified by our agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies.

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