

*5 Acres of land available with River Frontage to Gwendraeth Fawr ( More Available). 3 Bedroom semi detached house with good sized accommodation with garden and parking to side.*



**7 Bailey Street, Kidwelly, Carmarthenshire. SA17 5AZ.**

**£375,000**

**A/5363/NT**

\*\*\* A short walk from Town centre and the picturesque Castle & Gatehouse. \*\*\* Parking area to side and rear enclosed garden, rare for the Township of Kidwelly. \*\*\* The property has been extended over the years and is situated within the conservation area of Kidwelly. \*\*\* A short walk from the 12th century Norman castle and the gatehouse and situated within the walls of the old castle. \*\*\* The property has gas central heating and double glazing and is in need of modernization. \*\*\*

Kidwelly offers excellent facilities including shops and main line train station to Paddington, London. Situated between Carmarthen and Llanelli. 2 miles from Pembrey Country Park.



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## Location

Situated within the walls of the old 12th Century Norman castle within a short walk of the Castle and Gatehouse. Kidwelly offers good day to day facilities including shops, junior school and main line trains station connecting to Swansea, Cardiff and London Paddington. The towns of Carmarthen and Llanelli are 10 and 7 miles respectively both offering excellent facilities including shops, leisure facilities, schools etc. Pembrey Country Park with large sandy beach, woodland walks, dry ski slope and enclosed cycle track is 2 miles. Burry Port Harbor is 3 miles and also having 2 golf courses namely Machynys and Ashburnham. Ffoslas Horse racing course is 6 miles and the village of Ferryside at the Towy estuary is 4 miles.

## Living Room

6.47m x 3.65m (21' 3" x 12' 0") Max.

L shaped with radiator, double glazed window to front, entrance doorway. Multifuel fire (12 Kw) on raised hearth. Staircase, picture rail, understairs cupboard and opening to

## Kitchen/ Breakfast Room

3.96m x 3.65m (13' 0" x 12' 0")

Range of base units with worktops over and matching wall units with sink unit and breakfast bar. Ceramic tiled floor, Gas cooker point, Worcester Gas boiler runs the central heating and hot water system, radiator. Double glazed window and door to side.



## Separate WC

WC, wash hand basin, tiled floor and opaque double glazed window.

## Conservatory

3.2m x 2.44m (10' 6" x 8' 0")

Door to side.

## Landing

Loft Access and doors to

## Bedroom

3.73m x 3.38m (12' 3" x 11' 1")

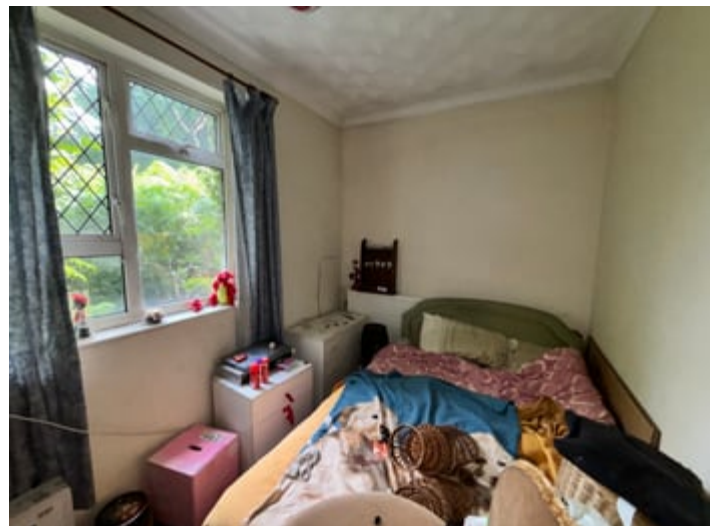
Double glazed window to front. Radiator.



## Bedroom

3.02m x 2.13m (9' 11" x 7' 0")

Double glazed window.



## Rear Landing

Doors to

## Bathroom

2.28m x 1.65m (7' 6" x 5' 5")

Opaque double glazed window, paneled bath with shower over, wash hand basin and wc. Localized wall tiles.



## Rear Bedroom

3.63m x 2.18m/ 2.72 (11' 11" x 7' 2")

Double glazed window to rear with view of castle. Radiator

## Externally

Walled forecourt with side parking area. Enclosed rear garden which is overgrown with 2 store sheds and open front store shed.



## Land

The land is approximately 2 miles from the property being level and fronts onto a quiet country road. It is bounded to the rear by the River Gwendraeth Fawr which includes the fishing on the river. The river is tidal and the land is flooded at some high tides and rain conditions. There is the option to purchase more than one field.



## Services

Mains water, electric, gas and drains. Gas central heating system.

## Tenure and Possession

We are informed that the property is of Freehold Tenure.

## Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - C

## 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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

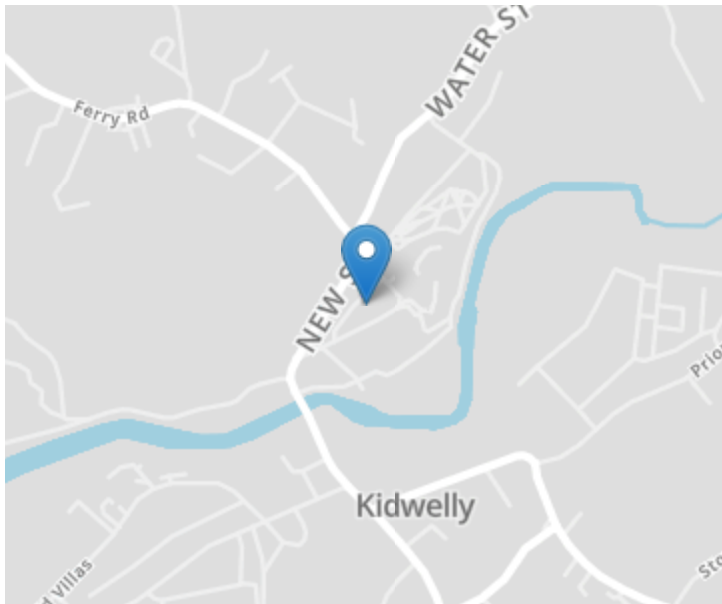
## Directions


From Carmarthen take the A 484 south towards Llanelli and Pembrey Country Park. Travel through Cwmffrwd, Idole and Llandyfaelog. At the roundabout in Kidwelly take the 2nd junction off and continue on and enter the Township of Kidwelly. By the Londis shop turn left into Castle Road and turn first right into Bailey Street and the property will be found after a short distance on the left hand side.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies) . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

To keep up to date please visit our Website, Facebook and Instagram Page.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</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 

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

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