

58 Priory Street, Kidwelly, Carmarthenshire, SA17 4TY



Offers in the region of £179,995



A delightful find in the heart of Kidwelly, a three bedroom modernised terraced stone cottage located in the coastal town of Kidwelly on the Carmarthenshire coastline. The photos invite you in to this lovingly looked after home, the hallway leads to the spacious plan living dining room, spacious kitchen and downstairs bathroom, the three bedrooms can be found on the first floor. There is no onward buying chain.

There is parking on the road to the front and a garage accessed from the rear. A pretty country style garden to the rear to enjoy and relax in.

Local shops, cafes, post office, train station and good commuting links to Llanelli, Carmarthen and beyond.

EPC: D Square Metres: 87 Council Tax Band: B

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RICS



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PROTECTED

Hall

Stairs to first floor, tiled floor, wall mounted consumer unit, spot lights.



Living Dining Room

20'6"(11'6") x 15'9"(9'11") (6.26(3.52) x 4.81(3.03))

Window to front and rear, two radiators, understair cupboard, fireplace, alcoves, tiled floor.



Kitchen

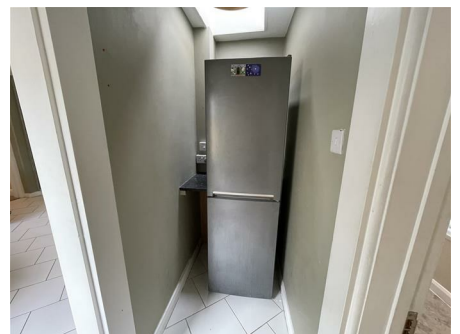
12'2" x 10'4" (3.71 x 3.15)

Base and wall units, sink, built in cooker, hob, extractor, spaces for washing machine, built in dishwasher, part tiled walls, tiled floor, radiator, window to side, open to rear lobby.



Rear Lobby

Skylight, door to rear, space for tall fridge freezer, tiled floor.



Bathroom

8'5" x 6'7" (2.58 x 2.03)

Window to side, bath with shower over, vanity housed wash hand basin, wc, radiator, vinyl flooring.



FIRST FLOOR

Landing

Loft access carpet.



Bedroom 1

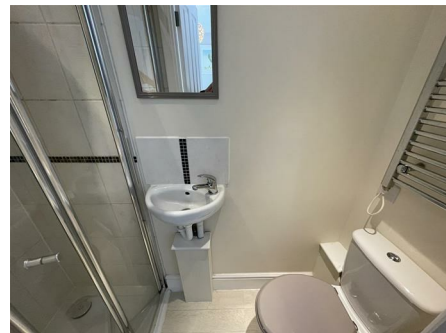
16'6"(10'9") x 8'11" (5.03(3.30) x 2.74)

Twin windows to front, high level store area, radiator.



En-Suite

Shower, wash hand basin, wc, extractor fan, heated towel rail, vinyl flooring.



Bedroom 2

11'2" x 8'0" (3.42 x 2.46)

Window facing rear, radiator.

Bedroom 3

7'5" x 7'4" (2.28 x 2.25)

Window to rear, cupboard housing boiler, radiator.



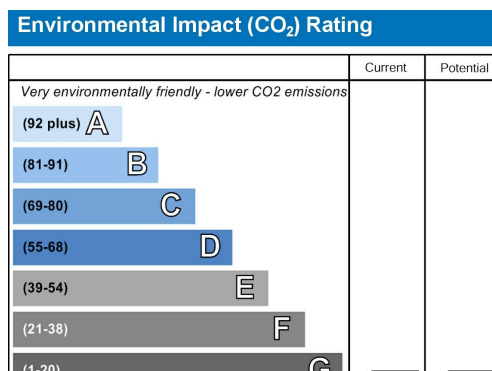
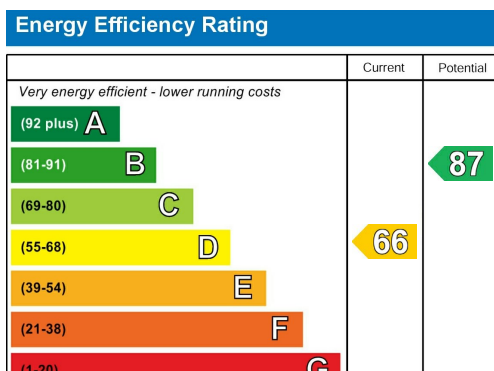
Externally

Enclosed rear garden, laid to lawn, gravel area, pathways, eating area, outside sheds, access to garage, measuring 5.76 x 2.99. gate to rear access. Mature planting.



Services

Advised all services are mains. Wide angled lens has been used on occasion



You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.