

NEW PRICE



**2 Bro Hedydd,
Four Roads, Kidwelly SA17 4SQ**

Offers in the region of £250,000

3 Bedroom Detached Property In Rural Village Location
2 Reception Rooms, Kitchen/Diner Plus Utility

CR/RO/69073/230519

DESCRIPTION

Situated in the rural village of Four Roads, a modern 3/4 bedroom detached property with parking and detached garage. The accommodation offers light and spacious rooms and comprises a lovely kitchen/dining room with patio doors to the rear garden, separate living room, utility area, downstairs cloakroom and further reception/sitting room which could be utilised as a 4th bedroom. To the first floor there are 3 double bedrooms, the master having an en-suite shower room and a further family bathroom. The plot is of a good size and relatively level with gardens to front and rear plus a patio seating area with rural views to fore. There is no onward chain.

SITUATION

Four Roads is centrally located between the main towns of Carmarthen and Llanelli which are approximately 8 and 11 miles both offering excellent shopping facilities with national retailers, junior and secondary schools, bus and rail stations and M4 dual carriageway connection. Closer to the property is the ancient town of Kidwelly well known for its picturesque castle, excellent day to day shopping facilities, train station and schools. Pembrey Country Park has a large sandy beach, ski slope, motor racing centre, country and woodland walks which also connect up to the Welsh coastal path. Ffoslas horse racing course is approximately 7 miles along with a golf club at the same location in Carway which two further golf clubs in Llanelli.

ENTRANCE HALLWAY

Enter via entrance door, stairs to first floor, cloak cupboard, radiator, doors to:

LOUNGE

18'11 x 12'6 (5.77m x 3.81m)
Double glazed windows to front and rear, 2 radiators, electric fire, double doors to:

KITCHEN/DINING ROOM

23'4 x 13'11 (7.11m x 4.24m)
Patio doors and double glazed window to rear, range of matching wall and base units with worktops over, stainless steel sink with drainer and mixer tap, integrated fridge/freezer, electric oven and grill, 4 ring electric hob with extractor over, dishwasher, breakfast bar, localised wall tiles, tiled floor, 2 radiators, door to:

UTILITY ROOM

10'1 x 4'1 (3.07m x 1.24m)
External door to side, matching wall and base units with worktop over, stainless steel sink with drainer and mixer tap, space and plumbing for washing machine, space for tumble dryer, Worcester oil fired boiler, under stairs storage, localised wall tiles, tiled floor, radiator.

CLOAKROOM

Low level WC, wash hand basin, localised wall tiles, tiled flooring.

SITTING ROOM

18'11 x 10' (5.77m x 3.05m)
Double glazed window to front, radiator.

FIRST FLOOR LANDING

Loft access, skylight window, radiator, doors to:

BEDROOM ONE

13'1 x 10'9 (3.99m x 3.28m)
Double glazed window to front, skylight window to rear, built-in wardrobes, door to:

EN-SUITE

7'3 x 5'8 (2.21m x 1.73m)
Skylight window, shower cubicle with mains shower, low level WC, wash hand basin, chrome heated towel rail, localised wall tiles, tiled floor.

BATHROOM

7'7 x 7'3 (2.31m x 2.21m)
Skylight window, corner bath with shower over, low level WC, wash hand basin, chrome heated towel rail, localised wall tiles, tiled floor.

BEDROOM TWO

13'1 x 10'8 (3.99m x 3.25m)
Skylight window to rear, radiator.

BEDROOM THREE

11'2 x 10'4 (3.40m x 3.15m)
Double glazed window to front, built-in wardrobe, radiator.

EXTERNALLY

To the rear is driveway parking for several vehicles and a **DETACHED GARAGE 18'5 x 8'5** with remote control electric up and over door, window and courtesy door to side, power and lighting connected. Gardens surround the property and are mostly laid to lawn with patio seating area and enclosed by fencing.

SERVICES

We are advised mains water, electricity and drainage are connected to the property with oil fired central heating system.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisCarm or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

GENERAL NOTE

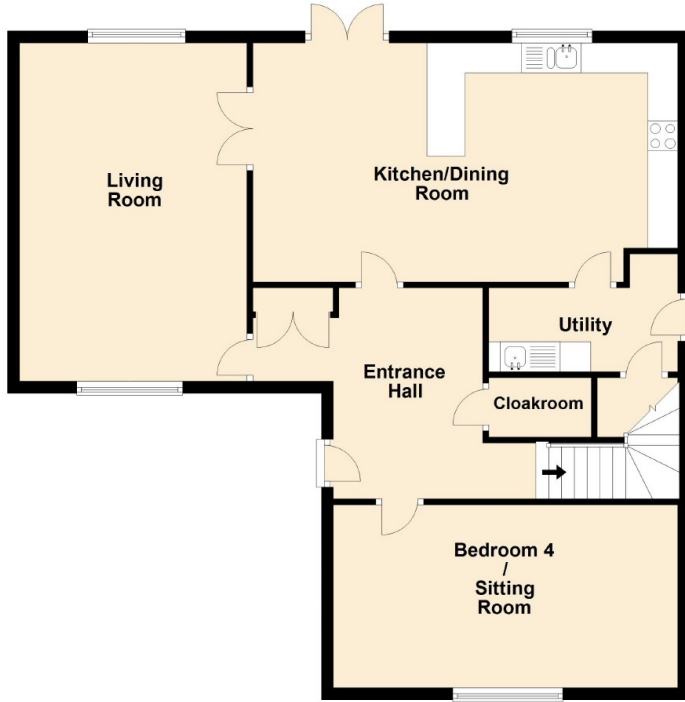
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Carmarthen take the A484 south signposted Llanelli Pembrey Country Park. Travel for approximately 3 miles and at the village of Cwmffrwd turn left onto the B4309. Continue on this road through the villages of Bancycapel, Pontantwn, carry on up the hill turn right signposted Four Roads which is before the village of Meinciau. Continue on this road into the village of Four Roads, just after passing the village sign Bro Hedydd cul-de-sac can be found on the right hand side. This property is the last one facing onto the road, if you drive into the cul-de-sac and follow the road to the left the parking and garage will be found to the rear of the property.

Ground Floor

Approx. 91.9 sq. metres (989.1 sq. feet)

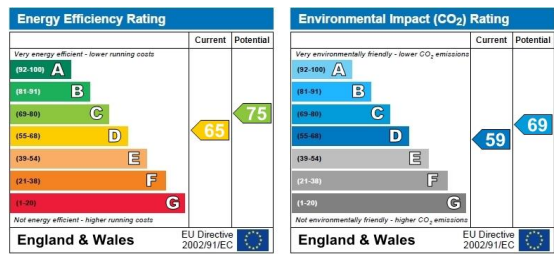


First Floor

Approx. 71.9 sq. metres (774.0 sq. feet)



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**John.
Francis**