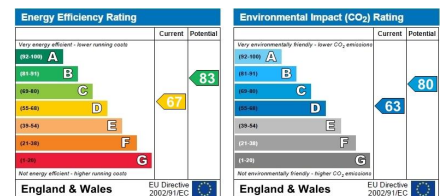




## 27 Maes Y Parc, Kidwelly SA17 4UE

Offers in the region of £159,950

Spacious Detached Bungalow  
Beautiful Gardens & Views  
Garage & Driveway  
Cul-De-Sac Location  
EPC: D 67



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**LF/DT/69615/080519**

## **DESCRIPTION**

Detached bungalow with beautiful gardens and views over the park and hills beyond.

A versatile three bedroom bungalow with an open plan lounge/dining room or a two bedroom bungalow with lounge/diner and a further sitting room.

The property benefits from a detached single garage with driveway parking for several cars, porch, good size kitchen and detached sun room which enjoys the views over the park. The home has the advantage of a larger than average garden with lawns to the front, side and rear. It is in need of some updating but has plenty of potential.

Situated in a popular cul-de-sac location on the edge of the historic town of Kidwelly with easy access to Pembrey Country Park, Burry Port Harbour, Llanelli town centre and the market town of Carmarthen.

## **HALLWAY**

Enter via front door with glazed side window, built-in cupboard housing Worcester combination boiler, block flooring, door to kitchen, door to:

## **BEDROOM 3/ LIVING ROOM**

12'1 x 8' (3.68m x 2.44m)  
Double glazed window, radiator.

## **KITCHEN**

13'10 x 8'9 (4.22m x 2.67m)  
Fitted with a range of wall and base units incorporating work surfaces above, stainless steel sink unit and drainer, plumbing for washing machine, space for cooker, two double glazed windows, double glazed door to porch.

## **PORCH**

Double glazed windows, double glazed door to side, tiled floor.

## **LOUNGE/DINING ROOM**

20'3 x 11'11 / 8'9 (6.17m x 3.63m / 2.67m)

Double glazed window with view overlooking the park, double glazed window to side, 2 radiators, gas fire in timber surround, door to:

## **INNER HALLWAY**

Access to loft which has a pull down ladder and is boarded with

light, radiator, built-in cupboard with shelving.

## **BEDROOM 1**

12'1 x 9'6 (3.68m x 2.90m)  
Double glazed window with view overlooking the park, radiator

## **BEDROOM 2**

9'11 x 8'11 (3.02m x 2.72m)  
Double glazed window, radiator.

## **BATHROOM**

Double glazed window, coloured suite comprising of panel bath with shower over, pedestal wash hand basin, radiator.

## **CLOAKROOM**

Double glazed window, WC.

## **EXTERNALLY**

Corner plot comprising of driveway parking for approximately 3 cars leading to a **DETACHED SINGLE GARAGE**. Enclosed lawned garden to the front, side and rear, patio area, gate to the park, double glazed **SUMMER HOUSE**.

## **SERVICES**

We are advised that all mains services are connected.

## **VIEWING**

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

## **OUR OFFICE HOURS**

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

## **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**

Proceed from Murray Street and continue on the coast road and follow the signs for Burry Port and Pembrey. Continue through heading to the Kidwelly roundabout. Take the first exit into Kidwelly. Continue along and just after passing the garage on your right-hand side turn left into Maes Y Parc. Proceed to the end of the cul de sac where the property will be located on your left-hand side.