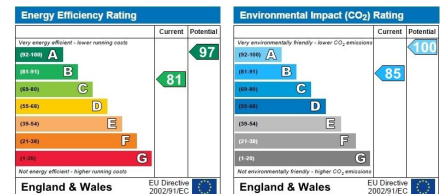




53 Dan Y Cwarre, Carway, Kidwelly SA17 4JA

Asking price £87,500

End of Terrace Property
Built in 2016
Two Parking Spaces
Level Rear Garden
EER: B 81



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DESCRIPTION

Public Notice

Address: 53 Dan Y Cwarre, SA17 4JA, We are acting in the sale of the above property and have received an offer of £78,500. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - B 81

This modern property offers two bedrooms and family bathroom upstairs and open plan ground floor with kitchen/breakfast bar and lounge plus w/c downstairs. The property benefits from double glazed windows and gas central heating. The living room boasts double doors to an easy maintenance rear garden with gate access to two allocated parking spaces at the rear of the property. Built in 2016, the house is an ideal first time buyer property.

Located in close proximity to Ffos Las Racecourse and is within easy reach of the major towns of Llanelli and Carmarthen and the lovely sandy beach and dunes and recreational facilities available at Pembrey Country Park. EER: B 81

HALLWAY

Enter via front door with with frosted double glazed panel, stairs to first floor, radiator.

OPEN PLAN KITCHEN/DINING ROOM

20'4 x 9 (6.20m x 0.23m)
Modern white kitchen with gray work tops over, 1½ bowl stainless steel sink unit and drainer, built in oven with 4 ring hob and extractor fan over, plumbing for washing machine, space for fridge, double glazed window to front, vinyl flooring to kitchen and carpet to lounge area, two radiators, double glazed french doors opening on to garden.

CLOAKROOM

Pedestal wash hand basin, w.c. Vinyl flooring, radiator, ½ saddle.

LANDING

Carpet, access to loft.

BEDROOM ONE

12'2 x 7'10 (3.71m x 2.39m)
Double glazed window to rear with rural views, carpet, radiator.

BATHROOM

White suite comprising bath, pedestal wash hand basin, and w.c. Frosted double glazed window, vinyl flooring, part tiled, radiator, extractor fan.

BEDROOM TWO

9'1 x 7'2 recess box 4'2 x 3'2 (2.77m x 2.18m recess box)
Two double glazed windows to front, carpet, radiator.

EXTERNALLY

To the front of the property is an open plan forecourt laid to lawn, driveway parking for two cars to the side of the property with gate access to the rear. To the rear there is a lawned garden with a small patio area.

SERVICES

Mains services are to be confirmed.

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

Leave Llanelli on the main B4309 along New Road at Furnace roundabout. Take the second left onto Cwmbach Road. Stay on this road for approximately 4 miles into Trimsaran. At the bottom of the road take the right signposted Carway for approximately 2 miles. You will pass the race course entrance on your right and at the new roundabout with the horses take the second exit right up along this road to the top of the development. On the Roundabout take the first left onto Ffordd Maes Gwilyn and follow this road around the bends until you see the turning for Heol Waungron, take this turning on your left and at the end of the road take another left and the property can be found on the left hand side.