



Kidwelly Road, guide price £300,000- £310,000

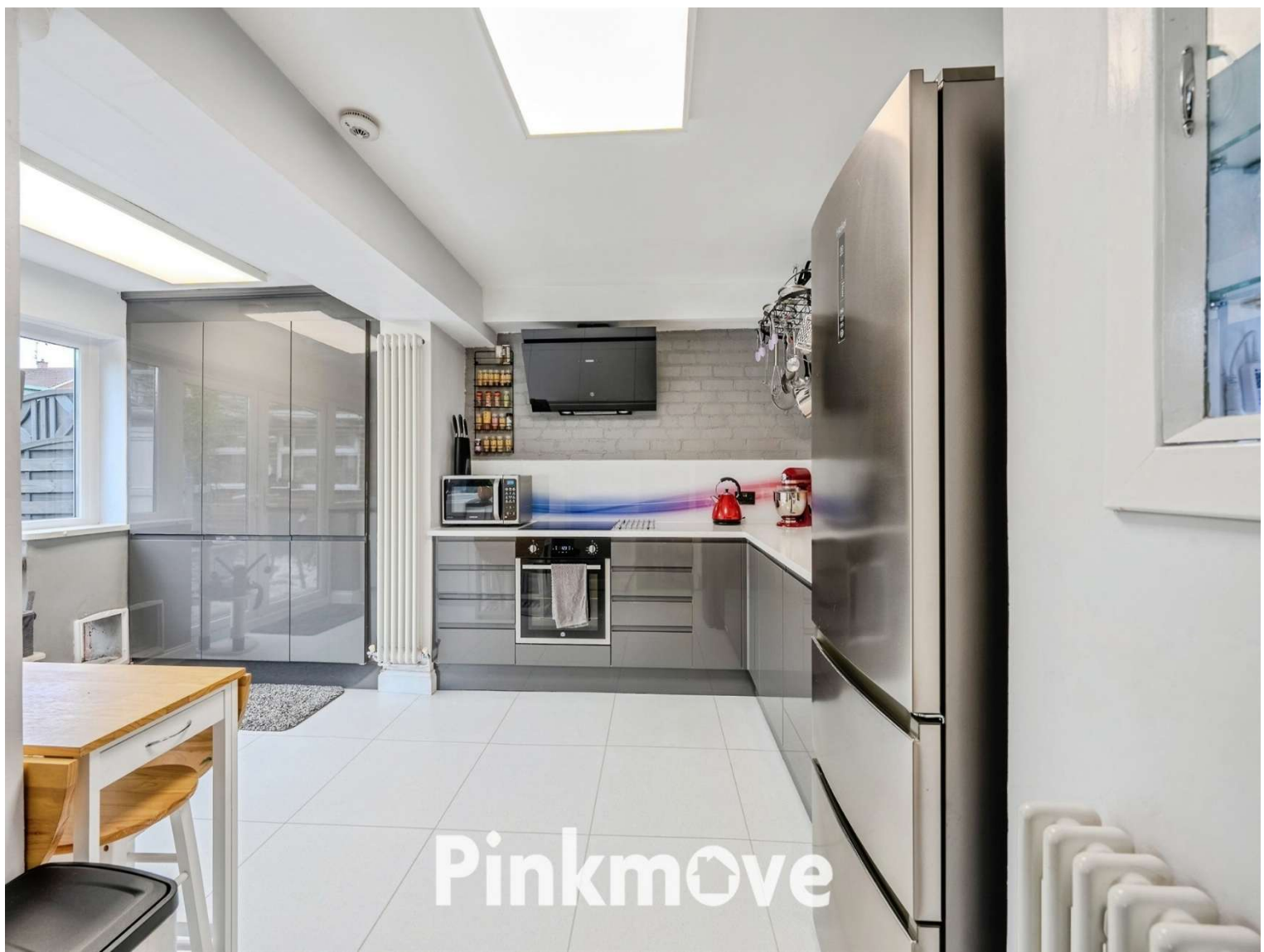
- Guide Price £300,000 - £310,000
- Immaculately presented and spacious family home with a high specification
- Well-proportioned living accommodation
- Driveway parking and Garage
- Private rear garden
- Popular Llanyravon location
- Stylish, Modern Kitchen and Wet room
- Solar panels are owned outright and there is 5kw of battery storage
- EPC Rating: D



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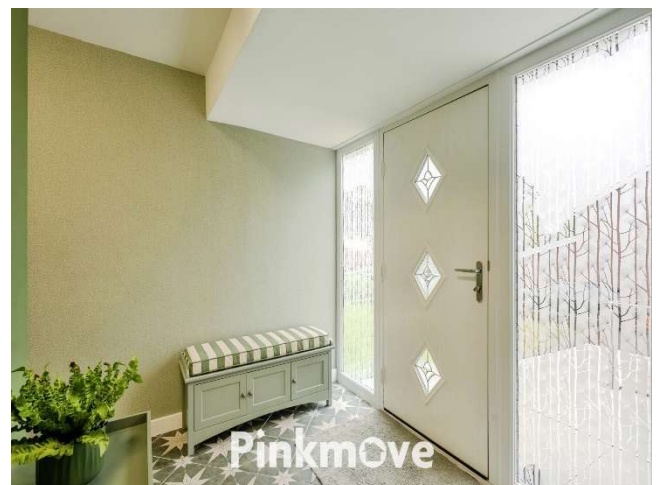


About the property

Situated in the sought-after area of Llanyravon, this immaculate, spacious and beautifully presented family home offers versatile accommodation throughout, making it an excellent choice for growing families or those looking for a home in a convenient location.

The property features bright and well-proportioned living spaces, providing plenty of room for both everyday living and entertaining. The stylish, high specification kitchen offers ample storage, workspace and space for dining, while the first-floor benefits from generous bedrooms and a sleek family wet room.

Externally, the property enjoys a low maintenance, private rear garden, ideal for relaxing, entertaining, or gardening, driveway parking to the front and garage. Occupying a pleasant position within this popular residential area, the home is conveniently located close to local shops, schools, leisure facilities, and excellent transport links, providing easy access to Newport, Cardiff, and surrounding areas.





Accommodation

Hallway

Downstairs Cloaks

Living Room

19' 5" x 11' 5" (5.92m x 3.48m)

Kitchen

11' 9" x 7' 9" (3.58m x 2.36m)

Utility Area Off Kitchen

10' 4" x 5' 7" (3.15m x 1.70m)

Landing

Bedroom One

11' 6" x 10' 3" (3.51m x 3.12m)

Bedroom Two

10' 10" x 8' 10" (3.30m x 2.69m)

Bedroom Three

8' 6" x 8' 2" (2.59m x 2.49m)

Wc

Shower Room

8' 10" x 8' 2" (2.69m x 2.49m)

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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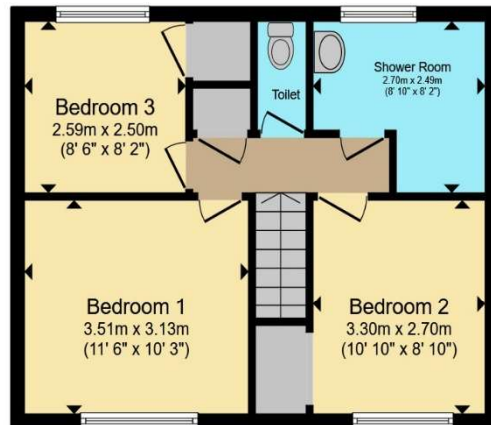
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Floorplan



Ground Floor



First Floor

Total floor area 84.9 sq.m. (914 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

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