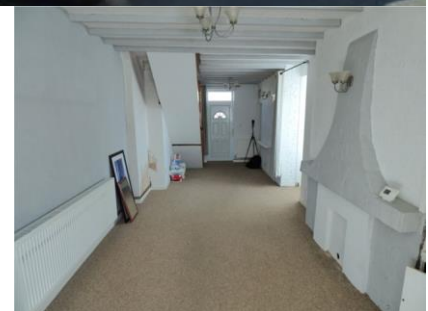


28 Station Road, Kidwelly, SA17 4UT

Private Treaty £85,000 Freehold

FOR SALE | AR WERTH



## Description

Swift property services are pleased to offer this two bedroom end terrace property situated in the town of Kidwelly, Carmarthenshire. The property is located within walking distance of local amenities in Kidwelly including shops, train station, cafes, coastal path and castle. The property is situated approximately eight miles from Llanelli and ten miles from the county town Carmarthen. The accommodation is set over two floors, internally comprising of an open plan living room kitchen on the ground floor. The first floor comprises of two bedrooms and a bathroom. Externally there is unrestricted on street parking to the fore. Access to a rear yard. Gas central heating. Council tax band "A". Please see our virtual tour for a full insight to what this property has to offer. Please contact us on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk) to arrange an appointment.



## Rooms & Descriptions

### Ground Floor:

Entrance: Access to fore via compact, brick laid yard. uPVC door opening to living room.

Living room area: *3.13m (10'4") x 7.49m (24'7")*  
uPVC door to front yard. Stairs to first floor landing. Opening to kitchen. Carpeted floor. Window to side elevation. Fireplace. Radiator. Beams. Alcoves.

Kitchen area: *2.62m (8'8") x 4.33m (14'3")*  
Opening to living area. uPVC double glazed door to rear yard. Double glazed window to side elevation. Range of base and wall units. Range cooker. Stainless steel sink and drainer. Wood effect lino flooring. Plumbing for a washing machine.

### First Floor:

Landing: Stairs down to ground floor living area. Doors to bathroom, bedrooms 1 and 2. Airing cupboard which houses the gas fired boiler.

Bedroom 1 : *2.03m (6'8") x 4.07m (13'5")* Door to landing. uPVC double glazed window to fore. Two radiators. Access to loft space. Carpeted floor.

Bedroom 2: *1.94m (6'5") x 2.42m (8'0")* Sliding door to landing. uPVC window to side elevation. Carpeted floor. Radiator.

Bathroom: *2.72m (9'0") x 3.04m (10'0")* Door to landing. uPVC double glazed window to side elevation. Bath. WC. Shower cubicle. Wash hand basin. Part tiled walls. Radiator. Extractor fan.

Externally: Unrestricted on street parking to the fore. Small front yard. Rear yard with side access to adjoining lane. Please note: next door has a right of way through the rear yard.

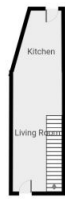
Tenure: Freehold

Services: Mains gas, electric, water and drainage. Council tax band "A".

EPC: D / 60

Viewings/Enquiries: Please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk) to arrange an appointment.

# Floor Plan



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SONOPRA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SONOPRA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

## Property Features

- 2 Bedroom
- On Street Parking
- Close to local amenities

## EPC Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)		
<b>A</b>		
(81-91)		<b>88</b>
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)	<b>60</b>	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Property Services and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983