

**Sold
STC**



5 Cae Ffynnon, Kidwelly SA17 5EG

Offers in the region of £315,000

**Beautifully Presented 5 Bedroom Detached Property
Driveway Parking, Integral Garage, Garden To Rear
2 En-Suite Bathrooms, Utility Room
Double Glazing, Oil Fired Underfloor Heating
Viewing Highly Recommended**

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CR/WJ/64667/250618

DESCRIPTION

A beautifully presented executive style 5 bedroom detached home in a popular cul-de-sac on the outskirts of Kidwelly town. The spacious accommodation includes kitchen/diner, lounge, sitting room, utility and WC to the ground floor with the bedrooms, 2 of which have en-suite facilities plus a family bathroom to the first floor. Ample driveway parking plus integral garage with a garden to the rear. With double glazing and oil fired central heating, internal viewing is highly recommended to appreciate the size and location.

SITUATION

Situated in a cul-de-sac on the edge of the township of Kidwelly which offers excellent day to day shopping facilities, picturesque castle, public houses and connecting up to the wales coastal path and also mainline train station which connects to Paddington London. Kidwelly is situated between the main towns of Carmarthen and Llanelli which are 12 and 8 miles respectively and both offer excellent shopping facilities, national retailers, junior and secondary schools, bus and rail station and M4 dual carriageway connection. Other places of interest include Machynys Golf Club, Burry Port harbour and Pembrey Country Park with its large sandy beach and ski slope centre, golf clubs at Burry Port which is 4 miles distant, Carway with its Ffos Las horse racing course and golf club and a superb coastal area is enjoyed nearby.

ENTRANCE HALL

Entered via door to front, double glazed window to front, wooden flooring with underfloor heating, stairs to first floor, spotlights, storage cupboard, doors to;

CLOAKROOM

Obscure double glazed window to front, low level WC, wash hand basin set in vanity unit, localised wall tiles, wooden flooring, underfloor heating.

KITCHEN/DINER

19'4/14'7 x 17'5/14'3 (5.89m x 5.31m)
Double glazed sliding patio doors and double glazed window to rear, fitted with a range of base units with worktop over and matching wall units, Range cooker with electric double oven and 5 ring gas hob and extractor over, space and plumbing for American style fridge/

freezer, integrated dishwasher, stainless steel sink and drainer with mixer tap, fitted wine rack, breakfast bar, localised wall tiles, tiled floor, underfloor heating, door to;

UTILITY ROOM

12'3 x 6' (3.73m x 1.83m)
External door to side, double glazed window to rear, hot water cylinder, under counter unit with worktop over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for tumbler dryer, courtesy door to garage, underfloor heating.

LOUNGE

18'9 x 13'5 (5.72m x 4.09m)
Double glazed sliding patio doors to rear, electric fire and surround, wooden flooring, underfloor heating.

SITTING ROOM

13'5 x 11'2 (4.09m x 3.40m)
Double glazed window to front, wooden flooring with underfloor heating.

FIRST FLOOR GALLERIED LANDING

Loft access, underfloor heating, doors to;

BEDROOM 1

13'9 x 13'8 (4.19m x 4.17m)
Double glazed window to rear, fitted wardrobes, underfloor heating, door to;

EN-SUITE BATHROOM

10'7 x 6'11 (3.23m x 2.11m)
Obscure double glazed window to rear, double shower cubicle with mains shower, wash hand basin, low level WC, localised wall tiles, tiled floor with underfloor heating, heated towel rail.

BATHROOM

11'7/5'2 x 9'2/6'4 (3.53m x 2.79m)
Obscure double glazed window to rear, rolltop bath with shower attachment, wash hand basin, low level WC, heated towel rail, localised wall tiles, tiled floor, underfloor heating.

BEDROOM 2

13'9 x 11'9 (4.19m x 3.58m)
Double glazed window to rear, fitted wardrobe, underfloor heating, door to;

DRESSING ROOM

6'7 x 6'1 (2.01m x 1.85m)
Door to;

EN-SUITE SHOWER ROOM

6'7 x 6'1 (2.01m x 1.85m)

Obscure double glazed window to side, double shower cubicle with mains shower, low level WC, wash hand basin, heated towel rail, tiled walls, tiled floor, underfloor heating.

BEDROOM 3

13'9 x 11'7 (4.19m x 3.53m)
Double glazed window to front and side with views over Kidwelly town and surrounding countryside, underfloor heating.

BEDROOM 4

13'9/10'7 x 9'7/8'1 (4.19m x 2.92m)
Double glazed window to front, underfloor heating.

BEDROOM 5 / STUDY

11'6 x 6'4 (3.51m x 1.93m)
Double glazed window to front, underfloor heating.

EXTERNALLY

To the front of the property is a block paved driveway leading to the **INTEGRAL GARAGE - 18'6 x 10'4** with up and over door, obscure double glazed window to side, Grant oil fired boiler and lighting connected. A pathway leads to the rear of the property which is laid to patio and lawn and enclosed by fencing. Steps lead up to a further garden area laid to lawn. Oil tank.

SERVICES

We are advised that mains water, electricity and drainage are connected to the property. 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

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TENURE

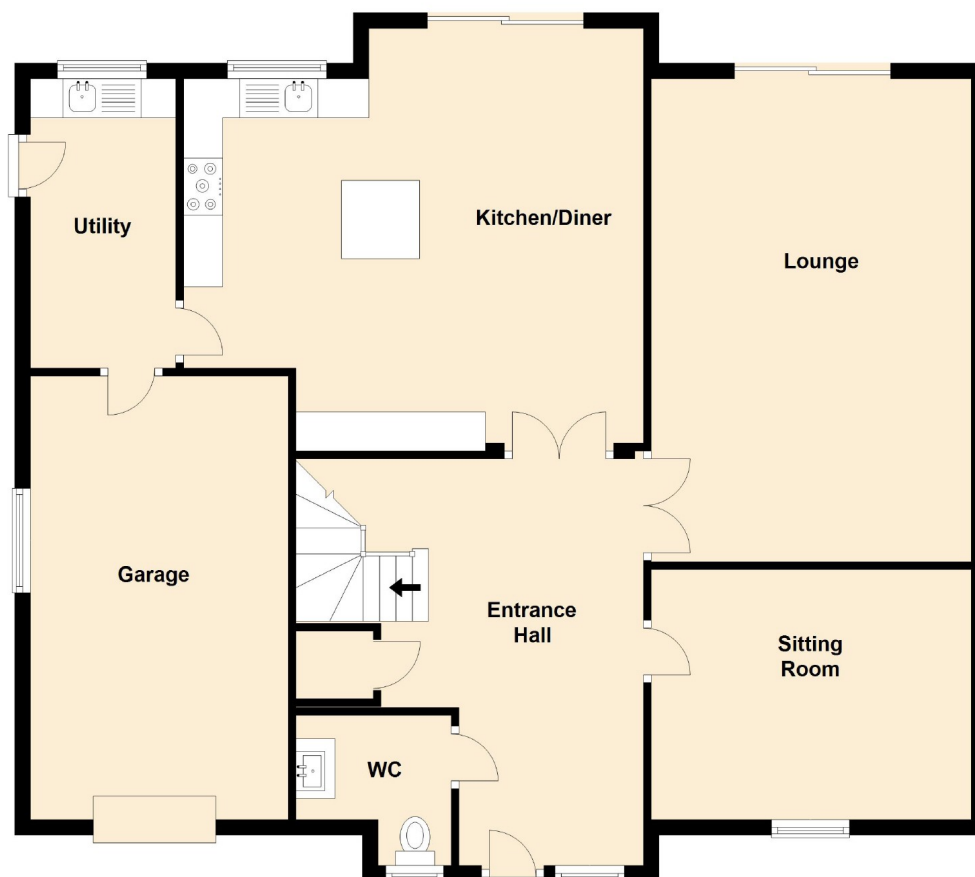
We are advised that the property is Freehold

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.

Ground Floor

Approx. 118.9 sq. metres (1279.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		65	72
EU Directive 2002/91/EC			

**John.
Francis**