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THORNES

**ESTATE
AGENTS**

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**24 GER Y CASTELL, KIDWELLY,
CARMARTHENSHIRE SA17 4TT**



OFFERS IN THE REGION OF £119,500

- **SEMI DETACHED PROPERTY**
- **POPULAR LOCATION - ENJOYING VIEWS OF KIDWELLY CASTLE**
- **LOUNGE/DINER**
- **KITCHEN**
- **2 BEDROOMS**
- **BATHROOM**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**



24 GER Y CASTELL, KIDWELLY (cont'd)

An attractively modernised, well presented semi detached property situated in a popular location in the ancient Borough of Kidwelly, directly overlooking Kidwelly Castle. The property has an enclosed front garden with pedestrian access to side leading to rear garden.

GROUND FLOOR

ENTRANCE HALL – UPVC double glazed entrance door. Radiator. Staircase leading to first floor. UPVC double glazed window.
LOUNGE/DINER – 3.97m(13'0") extending to 4.98m(16'3") x 7.45m(24'5") overall. UPVC double glazed window with views of Kidwelly Castle. Radiator. Laminate flooring Gas fire. UPVC double glazed window to rear. Storage cupboard.
KITCHEN – 2.96m(9'8") x 3.91m(12'9"). Range of modern base units and wall cupboards incorporating sink unit, cooker, plumbing for dishwasher and washing machine. 2 UPVC double glazed windows. Radiator. UPVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING – Access to loft space. UPVC double glazed window.

BATHROOM – Bath, wash hand basin, W.C. and shower cubicle. Partially tiled walls. Wall mounted ladder towel rail radiator. Radiator. 2 UPVC double glazed windows.
FRONT BEDROOM – 4.02m(13'2") x 3.10m(10'1"). UPVC double glazed window(views of Castle). Radiator. Built-in wardrobe.
STUDY – 1.68m(5'6") x 2.12m(6'11").
BACK BEDROOM – 2.34m(7'8") x 2.96m(9'8"). Radiator. UPVC double glazed window.

EXTERNALLY – The property has an enclosed front garden with pedestrian access to side leading to rear garden.

TENURE – Freehold (to be confirmed).
COUNCIL TAX BAND – 'B'.

VIEWING - Strictly by appointment with THORNES.



View of castle

PLEASE NOTE: Neither services nor appliances tested by Agent. THORNES for themselves and for the Vendors or Lessors of the property whose agents they are give notice that:

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the a contract.
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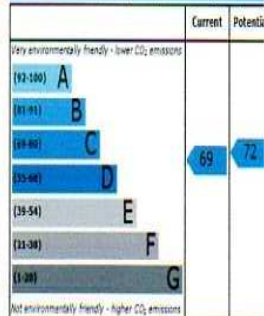


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental (CO₂) Impact Rating



England & Wales EU Directive 2002/91/EC

TENURE Freehold
SERVICES Mains Electricity, Water, Gas and Drainage
APPLIANCES Any appliances/boilers mentioned in these details have not been tested by ourselves
COUNCIL TAX Band 'B' 2010/11 = £899.62
VIEWING Strictly by arrangement with ourselves
LOCAL AUTHORITY Carmarthenshire County Council County Hall, Carmarthen