

---

**EST.  
1972**

**THORNES**

**ESTATE  
AGENTS**

13 MURRAY STREET, LLANELLI, CARMARTHENSHIRE SA15 1AQ  
Tel. 01554 757654 : Fax. 01554 756741 : Email: [info@thornesllanelli.co.uk](mailto:info@thornesllanelli.co.uk)  
**VIEW ALL OUR PROPERTIES AT: [www.thornesllanelli.co.uk](http://www.thornesllanelli.co.uk)**

---

**27 RHODFA GWENDRAETH, KIDWELLY,  
CARMARTHENSHIRE SA17 4SR**



**OFFERS IN THE REGION OF £190,000**

- **DETACHED PROPERTY**
- **SITUATED IN THE HISTORICAL TOWN OF KIDWELLY**
- **2 RECEPTION ROOMS**
- **CONSERVATORY**
- **KITCHEN**
- **UTILITY ROOM**
- **CLOAKROOM**
- **4 BEDROOMS**
- **EN SUITE SHOWER ROOM**
- **FAMILY BATHROOM**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**
- **INTEGRAL GARAGE**



## **27 RHODFA GWENDRAETH (cont'd)**

An immaculately presented, attractive family home situated in the historical town of Kidwelly, approximately 10 miles from Llanelli and the County market town of Carmarthen. The property has an open front garden with brick paved driveway providing parking for approximately two cars and side entrance leading to rear garden.

### **GROUND FLOOR**

**ENTRANCE PORCH** – UPVC double glazed entrance door.

**ENTRANCE HALL** – Staircase leading to first floor. Radiator. Under stairs storage cupboard. Oak finish flooring.

**LOUNGE** – 3.82m(12'6") x 5.09m(16'8"). Feature fireplace. Radiator. UPVC double glazed window. Oak finish flooring. Open way leading to:-

**DINING ROOM** – 3.03m(9'11") x 3.68m(12'0"). Radiator. Oak finish flooring. UPVC double glazed double doors leading out to rear garden and patio area.

**KITCHEN** – Range of modern units with oak door and drawer front with granite effect work tops incorporating 1/12 basin sink unit, 'Hotpoint' double fan assisted oven/grill & four ring halogen hob cooker unit with stainless steel chimney extractor above. Fully integrated dishwasher. Alcove for fridge freezer. Partially tiled walls. Ceramic tiled floor.

**UTILITY ROOM** – Ceramic tiled floor. Base units with oak door fronts and granite effect work surface incorporating stainless steel sink unit. Plumbing for automatic washing machine. Alcove for tumble dryer. Wall mounted 'Glow Worm' mains gas fired combination boiler which serves the central heating system and heats the domestic water. UPVC double glazed window. Radiator. UPVC double glazed door leading to side access.

**CLOAKROOM** – Two piece suite in white comprising W.C. and corner wash hand basin

with tiled splash back. Radiator. UPVC double glazed window. Ceramic tiled floor.  
**CONSERVATORY** – 2.86m(9'4") x 3.66m(12'0"). UPVC construction on a dwarf wall. Polished porcialin flooring. UPVC door leading to rear patio area.  
**INTEGRAL GARAGE** – 5.44m(17'10") x 2.64m(8'7"). Up and over door. Power and lighting.

### **FIRST FLOOR**

**LANDING** – Access to loft space. Walk-in storage room.

**FRONT BEDROOM 1** – 4.83m(15'10") x 3.85m(12'7"). Radiator. UPVC double glazed window. Built-in double wardrobe.

**EN SUITE SHOWER ROOM** – Three piece suite in white comprising of W.C., pedestal wash hand basin and corner shower enclosure with chrome mixer shower fitment. Partially tiled walls. UPVC double glazed window. Radiator.

**REAR BEDROOM 2** – 2.62m(8'7") x 4.03m(13'2"). Built-in wardrobe. Radiator. UPVC double glazed window.

**BEDROOM 3** – 2.30m(7'6") x 3.72m(12'2"). UPVC double glazed window. Radiator. Built-in double wardrobe.

**FRONT BEDROOM 4** – 2.82m(9'2") x 4.69m(15'4"). Radiator. UPVC double glazed window.

**FAMILY BATHROOM** – Four piece suite in white comprising panel bath, pedestal wash hand basin, W.C. and corner shower enclosure with 'Triton' electric shower fitment. Partially tiled walls. Radiator. UPVC double glazed window.

**EXTERNALLY** – Lawned garden to the front of the property. Brick paved driveway providing parking for approx. two cars.

Enclosed rear garden, mainly laid to lawn with newly planted shrubbery and foliage areas to the borders. Concreted slabbed patio directly to the rear. Pathway to the side of the property.

**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.
2. No person in the employment of THORNES has any authority to make or give any representation or warranty whatever in relation to this report.



"Thornes" is the trading name of Thornes Limited registered in Wales.  
Company Registration Number 6544831.



TENURE – Freehold (to be confirmed).  
COUNCIL TAX BAND – ‘E’

VIEWING - Strictly by appointment with  
THORNES.

awaiting epc

