
**EST.
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THORNES

**ESTATE
AGENTS**

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**“BRYNARLAIS”, CARWAY, NR KIDWELLY,
CARMARTHENSHIRE SA17 4HS**



OFFERS IN THE REGION OF £79,995

- **MID TERRACE**
- **THROUGH LOUNGE**
- **3 BEDROOMS**
- **BATHROOM (first floor)**
- **UPVC DOUBLE GLAZED WINDOWS**
- **OIL CENTRAL HEATING**
- **LARGE GARDEN TO REAR OVERLOOKING OPEN FIELDS**

“BRYNARLAIS”, CARWAY (cont’d)

A mid terrace property situated in the village of Carway – when entering village from Pontyates, the property is to be found on the right hand side of road. A project has just been completed in the area for the development of a Horse Racecourse which is one of the first new racecourse developments in the UK for over 75 years. It is claimed that it will be an equestrian centre of excellence for Wales and will bring many job opportunities to the area. The property has an open forecourt at the front with car parking space and pleasant larger-than-average garden to the rear.

GROUND FLOOR

ENTRANCE HALL – UPVC door. Radiator. Laminate floor.

THROUGH LOUNGE – 6.27m (20’6”) x 3.28m (10’9”). Parkray room heater with recessed cupboard alongside. 2 Radiators. UPVC windows to front and rear. Cupboard understairs. Laminate floor.

KITCHEN – 2.97m x (9’8”) x 2.16m (7’1”). Sink unit, base unit and wall cupboards. Oil central heating boiler. Walls half tiled. Radiator. tongue and groove ceiling. Ceramic tiled floor. UPVC window and door.

FIRST FLOOR

FRONT BEDROOM – 3.49m (11’5”) x 2.76m (9’0”). Radiator. UPVC window.

FRONT SINGLE BEDROOM – 2.64m (8’7”) x 1.72m (5’7”). Built-in cupboard. Radiator. UPVC window.

BACK BEDROOM – 2.64m (8’7”) x 2.55m (8’4”). Radiator. UPVC window.

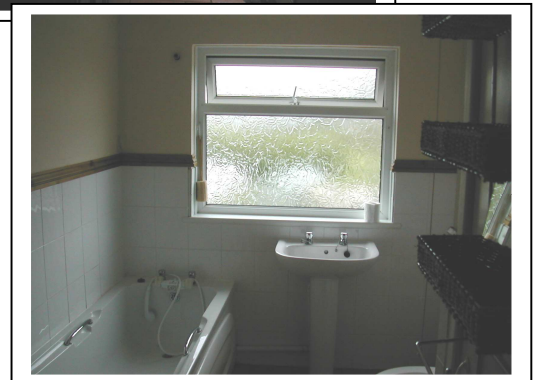
BATHROOM – Bath, wash hand basin and W.C. Walls half tiled. Airing cupboard. Radiator. UPVC window. Laminate floor.

OUTBUILDINGS – SHED – Brick construction. Oil Tank.

CARPETS – Stairs, landing and back bedroom included in sale price.

TENURE – Freehold (to be confirmed).

VIEWING - Strictly by appointment with THORNES.



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:

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