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- SEMI-DETACHED COTTAGE IN NEED OF RENOVATION.
- FIRST TIME ON THE OPEN MARKET.
- 2 DOUBLE BEDROOMS. SIDE GARDEN.
- 2 MILES KIDWELLY TOWN CENTRE.
- CENTRE OF RURAL VILLAGE. NO FORWARD CHAIN.
- EXCELLENT INVESTMENT OPPORTUNITY.
- DOUBLE GLAZED WINDOWS.
- MIDWAY CARMARTHEN AND LLANELLI.

**King's Cottage,
No 12 Maes yr Eglwys,
Llansaint, Kidwelly SA17 5JE**

**£99,950 OIRO
FREEHOLD**

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

A traditionally built (stone/brick/cavity built) **2 DOUBLE BEDROOMED SEMI-DETACHED COTTAGE** that was renovated and extended in the 1960's but which now is in **need of complete renovation** that was in the process of being renovated but **is now being offered for sale in its present condition** situated at the centre of the village community of Llansaint adjacent to the former 'Kings Arms' PH (now closed) opposite 'All Saints' Church at the centre of the rural village community of Llansaint that is located within **2 miles of the local facilities and services at the ancient historical township of Kidwelly** which is renowned for its 12th Century Norman Castle and which in turn is located just off the A484 'Carmarthen to Llanelli' trunk road **midway** the readily available facilities and services at the centre of the County and Market town of Carmarthen (10 Miles) and town of Llanelli (10.5 miles).

The property is located within **2.5 miles of the A484 'Carmarthen to Llanelli' trunk road, sandy beach and Railway Station at the estuarial village of Ferryside**, is also within **2.5 miles of the Railway Station and 'Co-op' convenience store at Kidwelly** and is within **6.5 miles of 'Ffos Las' Racecourse and Pembrey Country Park/Cefn Sidan sands**.

EXCELLENT INVESTMENT OPPORTUNITY WITH SCOPE TO ENLARGE SUBJECT TO THE NECESSARY CONSENTS BEING OBTAINED.

FIRST TIME ON THE OPEN MARKET. NO FORWARD CHAIN.

BATHROOM AND KITCHEN FITMENTS REMOVED together with some internal walls.

MAINS ELECTRICITY CONNECTED with only 2 power points working.

ALUMINIUM AND PVCu DOUBLE GLAZED WINDOWS.



RECEPTION HALL with staircase to first floor. PVCu part opaque double glazed entrance door. Electric meter and consumer unit. Opening to

LIVING ROOM 14' 3" x 11' 10" (4.34m x 3.60m) with aluminium double glazed picture window to fore. Feature fireplace. 2 Power points. Exposed beamed ceiling. Telephone point. Opening to the kitchen/dining room.

WALK-IN UNDERSTAIRS STORAGE CUPBOARD

KITCHEN/DINING ROOM 16' 7" x 11' 9" (5.05m x 3.58m) with triple aspect. Tiled former fire surround. 3 PVCu double glazed windows. Aluminium double glazed picture window to fore. Exposed beamed ceiling. Provision for sink unit. Part opaque glazed door to rear.

FIRST FLOOR

LANDING with exposed boarded floor. Textured and coved sloping ceiling.

FRONT BEDROOM 1 15' 9" x 10' 8" (4.80m x 3.25m) overall 'L' shaped with access to loft space. Aluminium double glazed window to fore. Textured and coved ceiling. Part exposed boarded floor.

INNER LANDING with PVCu double glazed window to rear. Textured and coved sloping ceiling.

BATHROOM 8' 10" x 5' 2" (2.69m x 1.57m)

with provision for bathroom fitments. Exposed boarded floor. Half tiled walls. PVCu opaque double glazed window. Textured and coved sloping ceiling.

FRONT BEDROOM 2 12' x 11' 1" (3.65m x 3.38m) with exposed boarded floor. Access to loft space. Aluminium double glazed window to fore. Part sloping ceiling.

EXTERNALLY

Tarmacadamed forecourt providing private car parking. Side concreted pathway. Rear paved courtyard with the site of the former outside WC. Side garden enjoying a sunny southerly aspect. OUTSIDE WATER TAP. FORMER COAL BUNKER.

FORMER OUTSIDE UTILITY ROOM - no roof.





DIRECTIONS: - Llansaint can be approached from **either** the **Ferryside or Kidwelly directions**. Upon **entering** the village of Llansaint the **property is located in the centre** of the village **adjacent** to the former '**Kings Arms' Public House** **opposite** the entrance door to '**All Saints' church**.

ENERGY EFFICIENCY RATING: - **Exempt** as the property is **un-inhabitable** in it's present condition.

SERVICES: - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND C. 2023/24 = £1,644.11p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property. *Details amended – 27.10.23 and 23.01.24*

VIEWING

08.06.2023 - REF: 6609

Strictly by appointment with Gerald R Vaughan Estate Agents