

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

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- MODERN INDIVIDUALLY BUILT BAY FRONTED DETACHED FAMILY RESIDENCE.
- 4 DOUBLE BEDROOMS. 2 LIVING ROOMS.
- PVCu DOUBLE GLAZED WINDOWS.
- WALKING DISTANCE LOCAL 'LONDIS' CONVENIENCE STORE, KIDWELLY CASTLE AND TOWN CENTRE.
- VERY WELL PRESENTED. ON SMALL CUL-DE-SAC.
- 2 BATHROOMS. 3 WC's. L.P. GAS C/H.
- SUMMER HOUSE AND GARDEN WITH FAR REACHING VIEWS OVER KIDWELLY TOWARDS PEMBREY COUNTRY PARK.
- 1 MILE KIDWELLY RAILWAY STATION AND A484 CARMARTHEN TO LLANELLI ROAD.

**Ty Ogwr, No 4 Cae Ffynnon,
Ferry Road,
Kidwelly SA17 5EG**

£395,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

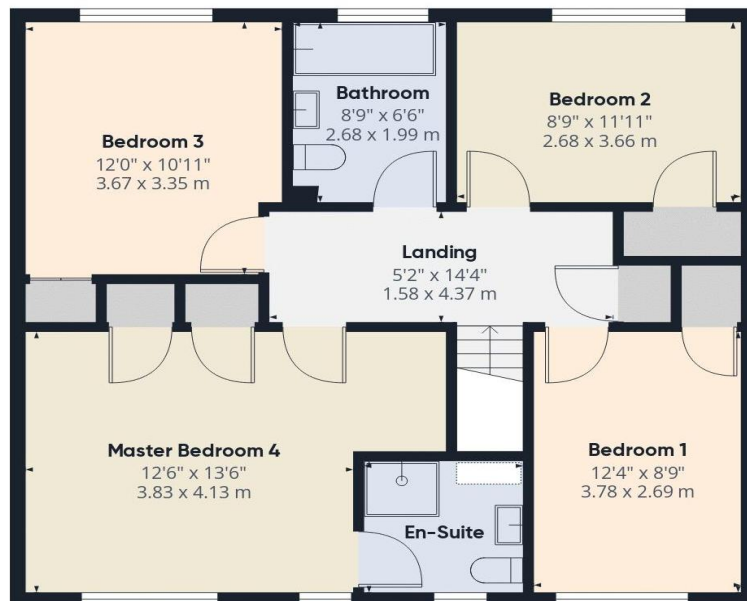
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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.





Ground Floor Building 1



Floor 1 Building 1

ENERGY EFFICIENCY RATING: - D (58).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the [EPC Register Website](#) and by inserting the following **Certificate No:** - 6700-0929-5002-1590-0892.

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

COUNCIL TAX: – BAND E 2025/26 = £2,858.16p. *Oral enquiry only.*

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

*A most conveniently situated very well presented individual traditionally built modern (2003/2004) **BAY FRONTED 4 DOUBLE BEDROOMED/2 RECEPTION ROOMED DETACHED FAMILY RESIDENCE** having attractive brick elevations with banded quoins to the facade situated towards the beginning of a small cul-de-sac of varying types and designs **just off 'Ferry Road'** within walking distance (0.25 mile) of the local convenience shop, is within a **third of a mile of Kidwelly Castle** and the readily available facilities and services at the centre of the ancient estuarial township of **Kidwelly** and is within **1 mile of Kidwelly Railway Station** and the **A484 'Carmarthen to Llanelli'** trunk road, the property is within **3 miles of the foreshore at Ferryside**, is within **5 miles of Pembrey Country Park and Ffos Las Racecourse** and the property is located some **9 miles south** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**. **Llanelli town centre** being approximately **10 miles distant**.*

L.P. GAS C/H with thermostatically controlled radiators. **PVCu DOUBLE GLAZED WINDOWS.**

PLASTIC FASCIA AND SOFFIT. 8' 1" (2.46m) CEILING HEIGHTS TO THE GROUND FLOOR.

COVED CEILINGS. MOULDED WHITE PANEL EFFECT INTERNAL DOORS.

THE FITTED CARPETS ARE INCLUDED.

CANOPIED/PILLARED ENTRANCE PORCH with paved floor. Hardwood entrance door with feature double glazed fanlight with side screens to match to either side.

RECEPTION HALL 15' 2" x 6' 10" (4.62m x 2.08m) overall with engineered light oak boarded effect flooring. Pine staircase to first floor. Recessed downlighting. 2 Power points. Radiator. Understairs storage area. Mains smoke alarm.

LOUNGE 16' 10" x 13' 6" (5.13m x 4.11m) plus 5' 9" (1.75m) wide PVCu double glazed bay window with fitted seating and radiator. Feature log effect electric fire. 2 Wall light fittings. 6 Power points. 3 TV points. Telephone point. Upright panelled radiator.

FITTED KITCHEN 16' 3" x 8' 11" (4.95m x 2.72m) ext. to 11' 8" (3.56m) with engineered light oak boarded effect flooring. Part tiled walls. PVCu double glazed window overlooking the rear garden. TV and telephone points. Part PVCu double glazed door to rear. Mains smoke alarm. Recessed downlighting. Upright panel radiator. Provision for 'American' style fridge. Range of fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit, glazed display units, canopied cooker hood, 'DeLonghi Professional' L.P. gas/electric cooking range with brushed steel splashback. Plumbing for dishwasher. 14 Power points plus fused points. 4 USB charger ports. Doors to the Utility room and

DINING ROOM 13' 7" x 10' (4.14m x 3.05m) with 6 power points. Wall mounted upright panel radiator. PVCu double glazed double French doors to and overlooking the rear garden.

UTILITY ROOM 8' 11" x 4' 11" (2.72m x 1.50m) with ceramic tiled floor. Plumbing for washing machine. PVCu part double glazed door to side. Extractor fan. Fitted wall units and worksurface with wash hand bowl. Radiator. 4 Power points. Part tiled walls. **Doors to the integral garage** and



SEPARATE WC originally built as a wet room with fully tiled walls. Ceramic tiled floor. Extractor fan. 2 Piece suite in white comprising WC and pedestal wash hand basin. Plumbed-in shower.

FIRST FLOOR - 7' 11" (2.41m) Ceiling heights

LANDING 14' 4" x 5' 3" (4.37m x 1.60m) with mains smoke alarm. Access to loft space. 2 Power points.

BUILT-IN AIRING/LINEN CUPBOARD OFF with slatted shelving. Radiator.

FRONT BEDROOM 1 12' 5" x 8' 10" (3.78m x 2.69m) plus built-in wardrobe with engineered light oak boarded effect flooring. Telephone point. 6 Power points. PVCu double glazed window. Radiator.

REAR BEDROOM 2 12' x 8' 10" (3.65m x 2.69m) plus built-in wardrobe with radiator. PVCu double glazed window overlooking the rear garden. 6 Power points.

FAMILY BATHROOM 8' 9" x 6' 5" (2.66m x 1.95m) with ceramic tiled floor. Chrome towel warmer ladder radiator. Extractor fan. Recessed downlighting. PVCu opaque double glazed window. 3 Piece suite in white comprising WC, pedestal wash hand basin and panelled bath with plumbed-in shower over and shower screen.

REAR BEDROOM 3 12' 1" x 11' (3.68m x 3.35m) overall plus built-in wardrobe with radiator. PVCu double glazed window overlooking the rear garden. 6 Power points. TV point.

MASTER BEDROOM 4 13' 7" x 12' 7" (4.14m x 3.83m) plus area off 5' 9" x 4' (1.75m x 1.22m) and built-in his 'n' hers wardrobes. Radiator. 2 PVCu double glazed windows to fore. TV and telephone points. Door to

EN-SUITE SHOWER ROOM 6' 11" x 6' 5" (2.11m x 1.95m) with boarded effect laminate flooring. Chrome towel warmer radiator. PVCu opaque double glazed window. Extractor fan. Recessed downlighting. Part tiled walls. 2 Piece suite in white comprising WC and pedestal wash hand basin. Shower enclosure with plumbed-in shower over and shower door.

EXTERNALLY

Brick paved entrance drive providing private car parking. Brick walled lawned front garden. Gated pathway to one side with to the other side a **COVERED SECURE STORAGE AREA** measuring 26' 10" x 4' (8.18m x 1.22m). Rear lawned garden with paved covered Gazebo and steps leading up to a further garden area with vegetable patch and decked terrace with covered Gazebo that is ideal for 'Alfresco' dining and from which a **far reaching view is enjoyed over Kidwelly and its estuary towards Pembrey Country Park and the Motorsports Centre.** Herbaceous border. **OUTSIDE LIGHTS, POWER POINTS and WATER TAP.**

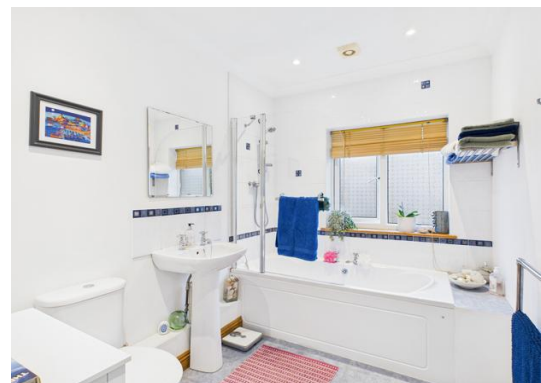
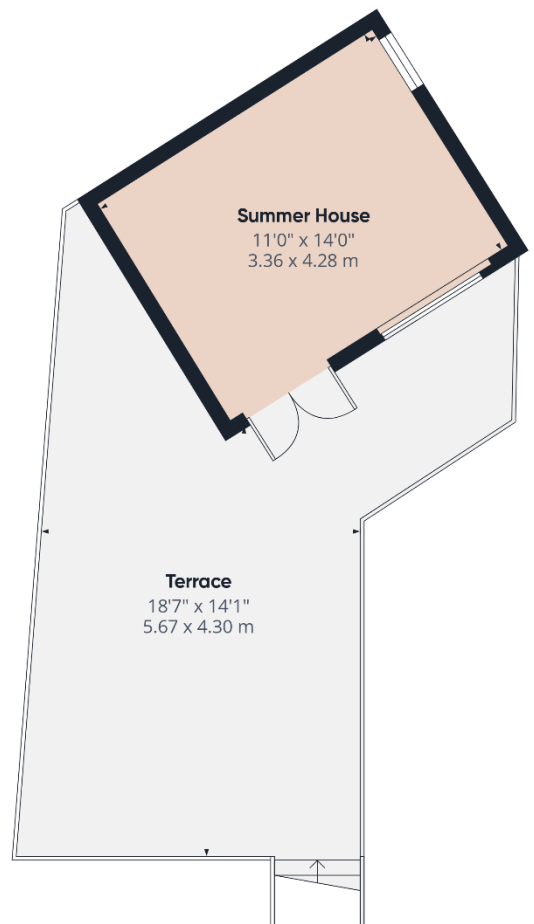


INTEGRAL GARAGE 18' 7" x 8' 10" (5.66m x 2.69m) with electronically operated up-and-over garage door. Wall mounted 'Worcester' L.P. gas fired central heating combi boiler (2021). Electricity consumer unit. 4 Power points. Telephone point.

GREENHOUSE 8' x 6' (2.44m x 1.83m)

STORE SHED 9' 2" x 7' 2" (2.79m x 2.18m)

SUMMER HOUSE 14' x 11' (4.26m x 3.35m) with double skin insulated walls. Single glazed double door. 3 Double glazed windows. Fitted storage unit. Worksurface. 8 Power points. Pine 'T & G' boarded ceiling. **From the Summer house far reaching views are enjoyed over Kidwelly and the surrounding countryside.**









DIRECTIONS: - From the **centre of Kidwelly** turn off 'Water Street' **opposite** the turning for the Castle adjacent to the 'Londis' convenience store into 'Ferry Road'. Continue a **short distance** along 'Ferry Road' **passing** the right hand turning for 'Llys Gwenllian' and **turn next right opposite** the Cemetery into 'Cae Ffynnon' and the property is the **fourth on the right hand side**.

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.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

21.01.2026 - REF: 7190