

Ref: 0mon06

42 Monksford Street, Kidwelly, Carmarthenshire, SA17 4LF

**Beautifully Presented 3 Bed Detached Dormer Bungalow
enjoying panoramic coastal and hillside views, and easy commuting.**

Llanelli 9½ miles, Carmarthen 10 miles, Swansea 20 miles. Ffos Las Racecourse 3 miles, Sandy Beach 4 miles.



This very smart, double bay fronted, dormer style residence is believed to have been built in the 1940s, being of traditional construction with a tiled roof, having uPVC double glazing and oil-fired central heating. The property has beautifully presented accommodation and comprises in brief:-

Ground Floor: Hall, Lounge, Kitchen/Dining Room, Conservatory, 2 Double Bedrooms, Bathroom.

First Floor: Master Suite with Double Bedroom with En Suite Shower Room.

Externally: Gated driveway with off-road parking. Decking areas and good size, mainly lawned, south-facing garden to the rear. Detached workshop and large timber garden shed.

Setting/Views: The property is at the edge of town, being pleasantly situated at the end of a small cul-de-sac with just two other individual residences, enjoying wonderful open views encompassing the Gwendraeth Estuary and part of Carmarthen Bay, Pembrey Mountain, and as far as Worm's Head on a clear day, at the tip of the distant Gower Peninsula.

The small, historic town of Kidwelly offers good local amenities including a railway halt, and also has its own medieval castle. Carmarthen and Llanelli are within easy reach by car or train, providing excellent shopping amenities, primary, secondary and tertiary education, general hospitals, railway stations and easy routes to the M4 Motorway. The area offers much to see and do inland and along the coast and estuaries, which are rich in wildlife and beautiful vistas. Pembrey's country park, Cefn Sidan Sands and access to the Millennium Coastal Path are only 4 miles or so away and Ffos Las Racecourse is 3 miles distant near Trimsaran.

Offers in the Region of: £225,000



Superb views and sea air



THE ACCOMMODATION:

Very well presented with oil-fired central heating, uPVC double glazing, and wonderful views.

Ground Floor –

- FRONT ENTRANCE:** Open-fronted porchway and half glazed entrance door with glass side panel, opening into the Entrance Hall.
- ENTRANCE HALL:** 29' x 14'7". Half glazed door off to the Lounge, half glazed door with fitted blind at the end of the hall into the Kitchen/Dining Room, and half glazed doors with fitted blinds to 2 Bedrooms and the ground floor Bathroom. Door to turning staircase leading up to the first floor Dormer Master Suite.
- LOUNGE:** 12' (excluding bay) x 10'2". Large bay window to the front aspect with fitted blinds, fireplace (unused) with timber mantel and surround, exposed brick backdrop and tiled hearth with coal-effect electric fire.
- KITCHEN/DINING ROOM:** 23'5" x 8'2". Range of medium-oak wall and base units with granite-effect work surfaces, 4-ring ceramic hob, double eye-level built-in oven, plumbing and space for a washing machine and dishwasher, oil-fired boiler serving the central heating and hot water system, 1½ bowl sink unit with single drainer and mixer tap, built-in floor-to-ceiling larder cupboard with room for built-in fridge and freezer, ceramic tiled floor, part room divider unit with tiled worktop, window to the rear aspect, double half glazed doors leading into the Conservatory and fully glazed patio doors from the Dining Area leading out to the large balcony-style deck.
- CONSERVATORY:** 12'4" x 9'6". Enjoying fantastic, far reaching views towards the estuary and sea. uPVC conservatory on a brick wall base with ceramic tiled floor, pitched polycarbonate roof with ceiling light/fan, windows around three sides, fitted blinds, and double fully glazed French doors leading out to a further decking area with steps down to the garden.
- BEDROOM 2:** 10'5" (excluding bay) x 10'2". Large bay window to the front aspect with fitted blinds.
- BEDROOM 3:** 10'6" x 9' (excluding wardrobes). Wall-to-wall built-in wardrobes, some mirror fronted, window to the side aspect.
- BATHROOM:** 10'1" x 6'7". White suite comprising panelled bath with electric shower unit over and shower screen, pedestal wash hand basin, and close coupled W.C. Half tiled walls, deep storage cupboard, obscure-glass window to the side aspect.

First Floor –

Off the Entrance Hall a turning staircase with fitted bookcase area at the top of the stairs leads up to the Master Bedroom Suite as follows:

- MASTER BEDROOM 1:** 17'8" x 16' max. (into recess). Exposed timbers, ceiling fan, bulls-eye ceiling lights, access to the loft, two built-in wardrobes with storage space, window to the side and window to the rear enjoying particularly far reaching coastal and hillside views. Door into the En Suite Shower Room.
- EN SUITE SHOWER ROOM:** 11' max. x 4'8". Fully tiled shower cubicle, decorative Charlotte white suite including vanity unit with cupboard below and close coupled W.C. Extractor fan, ceiling downlights, Velux roof light to the front aspect.

Lounge



Kitchen/Dining Room



Double Half Glazed Doors lead into the Conservatory



Conservatory ... taking advantage of the stunning views



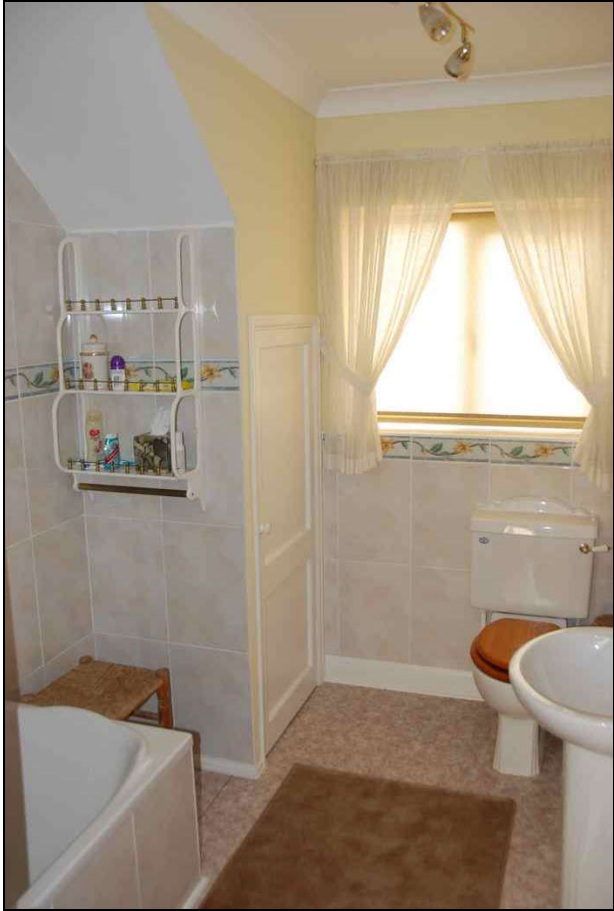
Ground Floor – Bedroom 2



Ground Floor Bedroom 3



Ground Floor – Bathroom



Turning Staircase leads up to the First Floor Master Suite



Master Bedroom



Looking out from the Master Bedroom



EXTERNALLY:

THE APPROACH & LOCALITY:

The property is approached along a short no-through lane that turns off Monksford Street. There are only three residences in the cul-de-sac, with this property (Number 42) being at the end, fronted by a low brick wall and a pillared, double timber gated access into an attractive brick paved driveway with ample parking and turning space. (Monksford Street (the B4308) is accessed from the A484 road and leads into the centre of Kidwelly.)

Kidwelly has a primary school, doctor's surgery, post office, library, small supermarket, newsagent, cafes, pubs, and a small railway station on the West Wales line. This is a small, historic town, believed to date back to c.1115 and dominated by an imposing, well preserved early 12th Century Norman castle, built in the reign of King Henry I, overlooking the tidal lower reaches of the Gwendraeth Fach River. (The castle was notably depicted in a watercolour by the great artist J.M.W. Turner.) There is also a fine Norman church.

Kidwelly offers natural coves, woodland, and a nature reserve. There are public footpaths and planned walks around the area. The town is connected to the National Cycle Network.

This coastal area is known as the Three Rivers Estuary of Carmarthen Bay with the rivers Taf, Towy, and Gwendraeth meeting and entering the sea here.

The Kidwelly Industrial Museum is on the outskirts, at Mynyddygarreg (the stone mountain), displaying machinery and tools used in the former tinplate works and former coal mining and brick manufacturing industries important to the region in bygone times.

Ffos Las Racecourse & Conference Centre is about 3 miles east in a lovely setting near Trimsaran (National Hunt and Flat fixtures).

Pembrey Forest Country Park is about 4 miles south-westerly, providing hundreds of acres of parkland and forestry with walks, nature trails and picnic areas, pony trekking, cycling, and a dry ski slope. The park adjoins the peaceful, sand-duned, 7 mile expanse of Cefn Sidan Beach stretching across the Pembrey peninsula south of the Gwendraeth estuary. Just north of Pembrey is a circuit for motor sports, autocross, go-karting, and 4x4.

The Millennium Coastal Path can be accessed at Pembrey, providing an excellent, traffic-free, hard-surfaced track for cyclists and walkers that runs between the Country Park and the National Wetland Centre beyond Llanelli, with glorious views en route.

GARDENS:

The spacious front garden area has been landscaped and coordinated for ease of maintenance and attractive appearance to include the brick paved driveway and a slate gravelled area, flower and shrubbery borders, and timber picket-style fencing. A taller fence at the side of the house has a gateway leading through to the rear garden.

Bound by a mix of timber fencing and natural hedging, the sizeable south-facing rear garden is mainly laid to lawn with ample space for a vegetable patch if required. Plus there is a useful Outbuilding (described below), Timber Shed and Greenhouse. A paved patio area has two sets of steps accessing the two balcony-style decking areas on either side of the Conservatory (one with door into the Conservatory and the other larger deck with doors into the Dining Area). The garden borders neighbouring pastureland and enjoys fabulous open aspects beyond to the coastal plains and to Pembrey Mountain.

DETACHED OUTBUILDING:

13'8" x 9'. A useful outbuilding providing a workshop/utility room, being block built with a tiled roof and rendered elevations, pedestrian door, two windows, Belfast sink, and power and lighting connected. There is a timber Garden Shed adjacent on one side, and a Greenhouse on the other.





The larger balcony-style deck



The useful outbuilding and adjacent shed



The panoramic views are a feature of this delightful property



SERVICES: We understand that the property is connected to mains water and mains electricity, and has a private septic tank drainage system. The residence has oil-fired central heating. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX: We are informed that the property is within Council Tax Band "D" (Carmarthenshire County Council)

FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

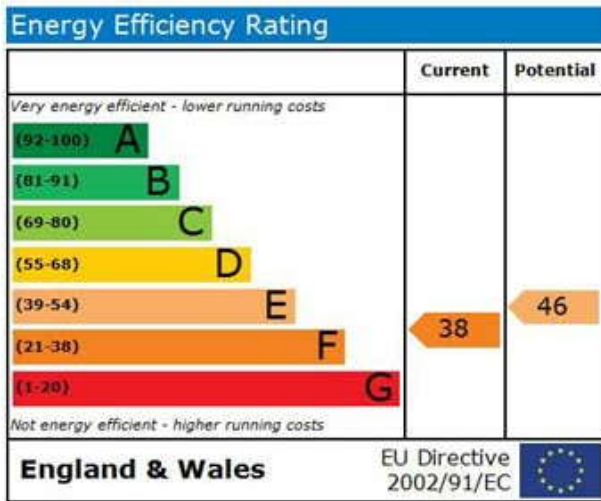
WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

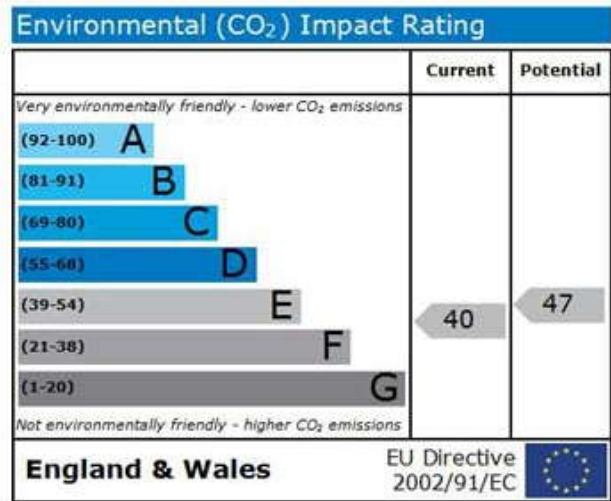
VIEWING: **Only by prior appointment with the Sole Selling Agents –**
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ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

NOTES:

PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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