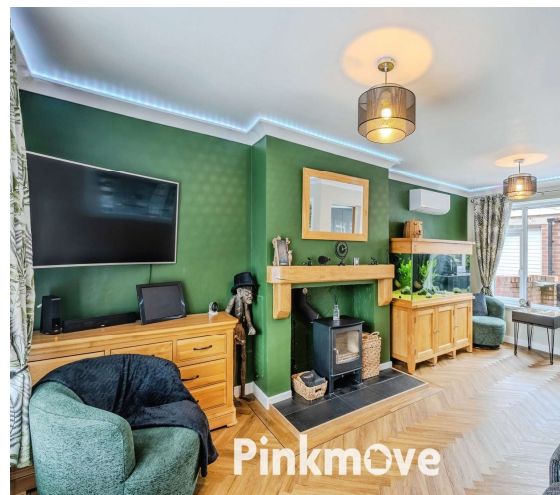




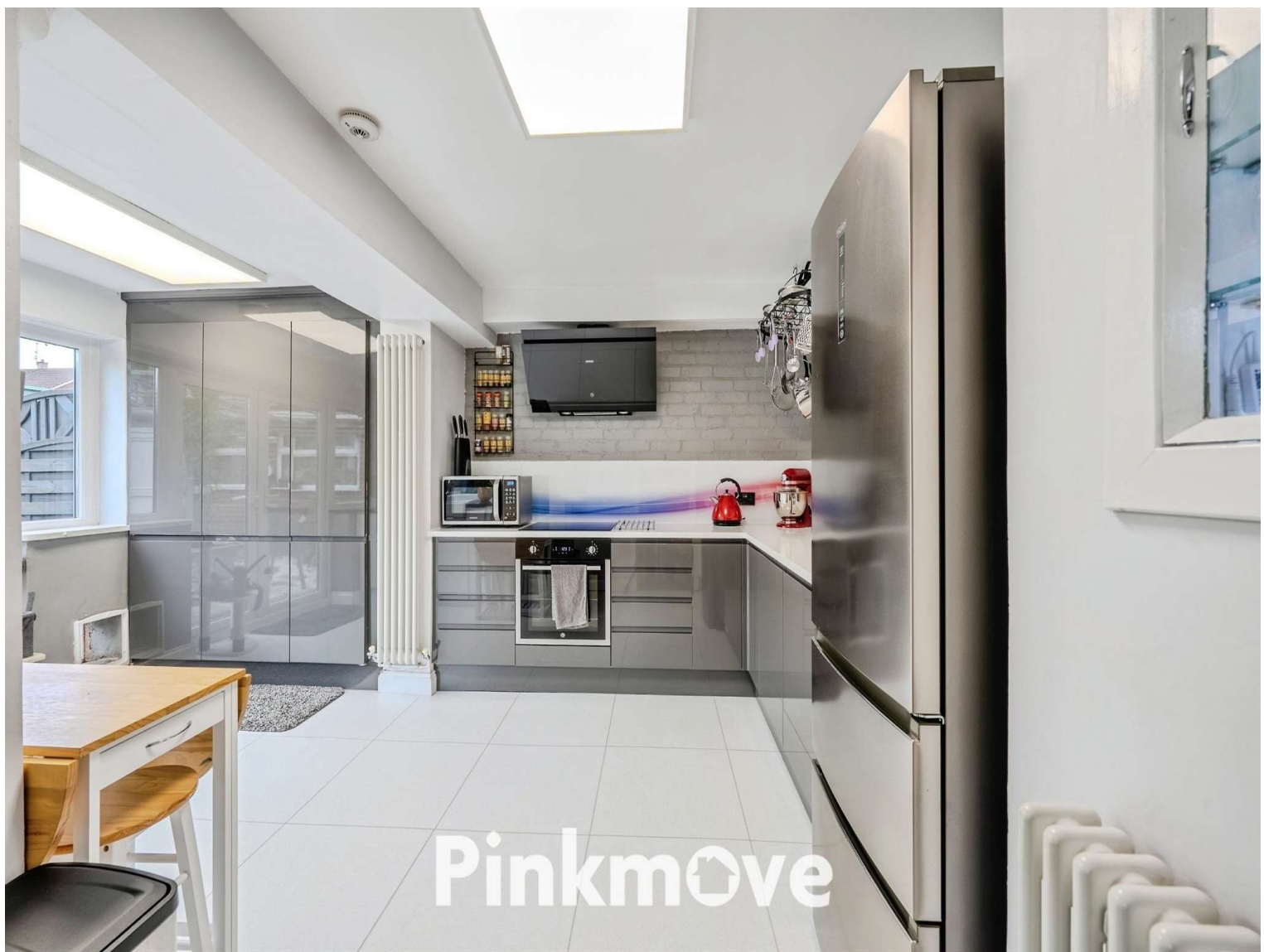
Kidwelly Road, guide price £300,000- £310,000

- Immaculately presented and spacious family home with a high specification
- Well-proportioned living accommodation
- Driveway parking and Garage
- Private rear garden
- Popular Llanyravon location
- Stylish, Modern Kitchen and Wet room
- Solar panels are owned outright and there is 5kw of battery storage
- EPC Rating: D



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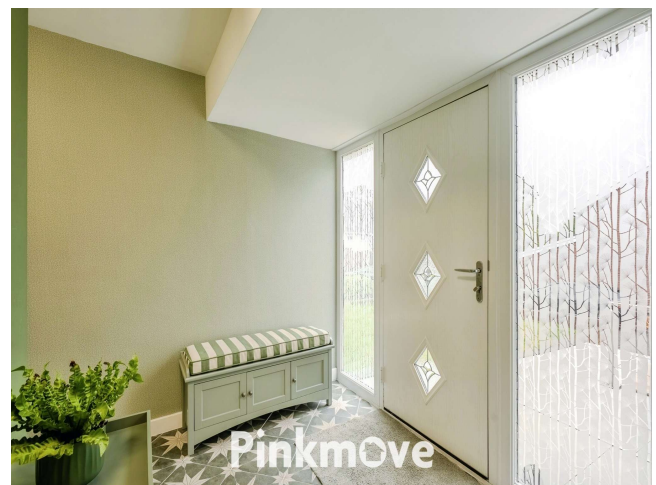


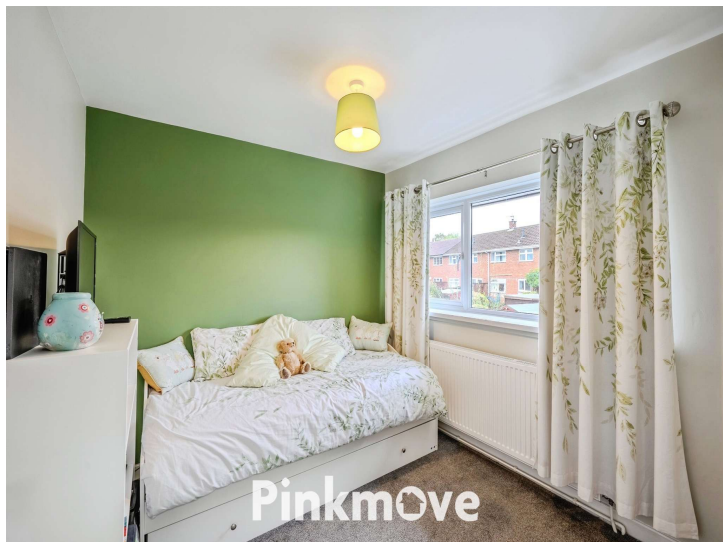
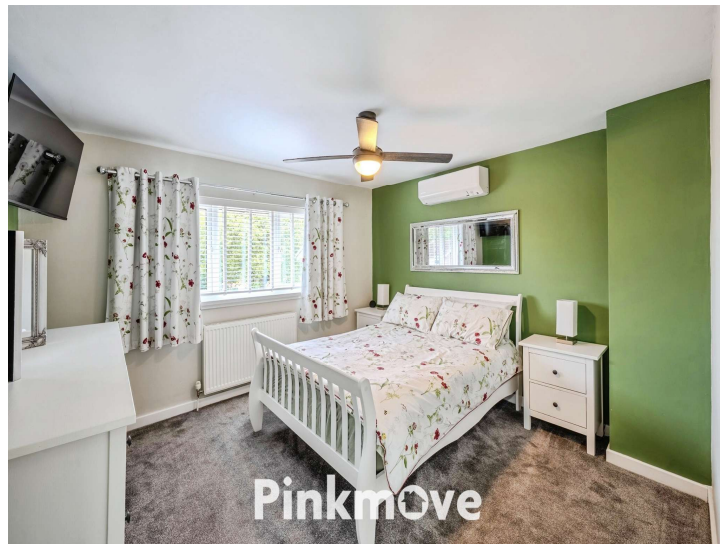
About the property

Situated in the sought-after area of Llanrhyon, this immaculate, spacious and beautifully presented family home offers versatile accommodation throughout, making it an excellent choice for growing families or those looking for a home in a convenient location.

The property features bright and well-proportioned living spaces, providing plenty of room for both everyday living and entertaining. The stylish, high specification kitchen offers ample storage, workspace and space for dining, while the first-floor benefits from generous bedrooms and a sleek family wet room.

Externally, the property enjoys a low maintenance, private rear garden, ideal for relaxing, entertaining, or gardening, driveway parking to the front and garage. Occupying a pleasant position within this popular residential area, the home is conveniently located close to local shops, schools, leisure facilities, and excellent transport links, providing easy access to Newport, Cardiff, and surrounding areas.





Accommodation

Hallway

Downstairs Cloaks

Living Room

19' 5" x 11' 5" (5.92m x 3.48m)

Kitchen

11' 9" x 7' 9" (3.58m x 2.36m)

Utility Area Off Kitchen

10' 4" x 5' 7" (3.15m x 1.70m)

Landing

Bedroom One

11' 6" x 10' 3" (3.51m x 3.12m)

Bedroom Two

10' 10" x 8' 10" (3.30m x 2.69m)

Bedroom Three

8' 6" x 8' 2" (2.59m x 2.49m)

Wc

Shower Room

8' 10" x 8' 2" (2.69m x 2.49m)

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

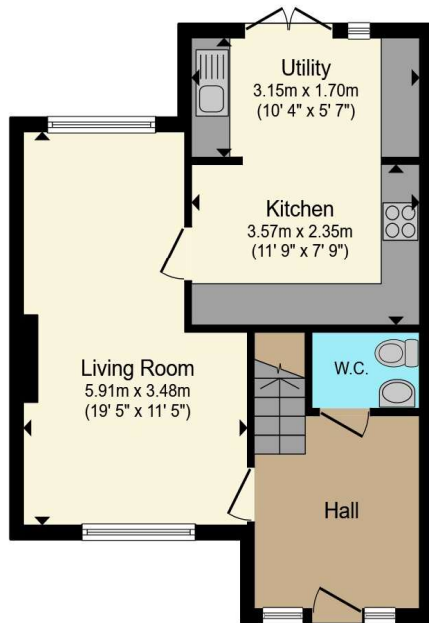
Seller advises that the property benefits from air-to-air heat pumps installed downstairs and in the master bedroom, providing both heating and cooling. The property also benefits from an EV charging point installed at the top of the driveway. A solar energy system is in place, controlled via a hybrid inverter and connected to a 5kW battery storage system, which can also be programmed to charge overnight using lower-cost electricity tariffs during the winter months. The seller further advises that an SEG feed-in tariff arrangement is in place, allowing surplus electricity to be exported back to the grid, generating approximately £300 in income during the last year. Current gas and electricity costs are reported to average around £110 per month, which includes charging a large electric vehicle twice per week.

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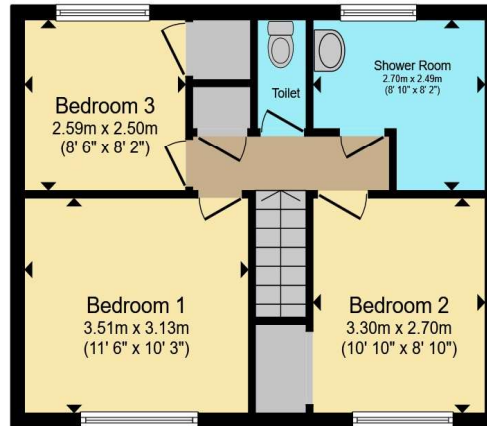
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Floorplan



Ground Floor



First Floor

Total floor area 84.9 sq.m. (914 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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