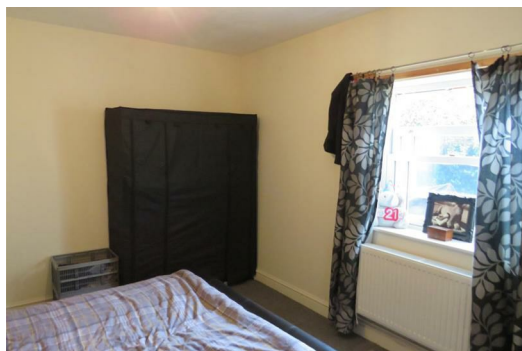




**9 Forde Court, Kidwelly, Carmarthenshire SA17 4SJ**  
**£69,000**

Willow Estates have the pleasure of offering FOR SALE a TWO BEDROOM SEMI DETACHED BUNGALOW, situated in the Historical Kidwelly area of Llanelli. With Kidwelly Castle within walking distance as are all village amenities and with the Towns of Llanelli and Carmarthen twenty minutes drive this is ideal for somebody looking for a quiet location but with Two local Towns within easy access. Briefly comprising of Entrance Hallway, Lounge, Kitchen, Shower Room and Two Bedrooms. Externally there is a small patio area. This property is ideally suited to a First Time Buyer or Investor. Viewing is Recommend EPC:D



### Entrance:

Via door into:

### Hallway: 12'4 x 4'8 approx (3.76m x 1.42m approx)

Plain ceiling, two windows to side, radiator, loft access, opening into:

### Lounge 13'1 x 8'4 approx (3.99m x 2.54m approx)

Textured ceiling, radiator.

### Bedroom One: 11'9 x 10'6 approx (3.58m x 3.20m approx)

Textured ceiling, access to loft, storage cupboard housing wall mounted boiler, radiator, window to side.

### Bathroom: 9'6 x 4'5 approx (2.90m x 1.35m approx)

Plain ceiling, window to side, radiator, vinyl flooring, shower cubicle, low level, W.C, pedestal wash hand basin.

### Rear Hallway: 11' 3'3 approx (3.35m 0.99m approx)

Plain ceiling, access to loft, door into:

### Kitchen: 8'9 x 4'6 approx (2.67m x 1.37m approx)

Smooth ceiling, radiator, window to side, laminate flooring. Wall and base units, stainless steel sink unit, electric hob with extractor over, space for cooker.

### Bedroom Two 8'2 x 7'5 approx (2.49m x 2.26m approx)

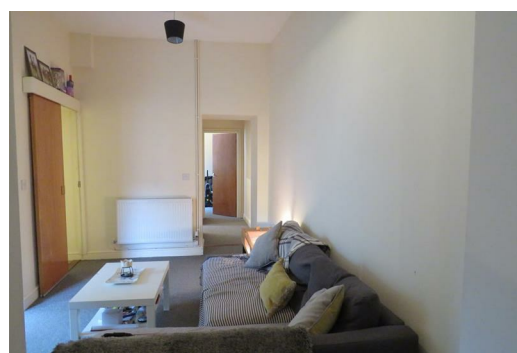
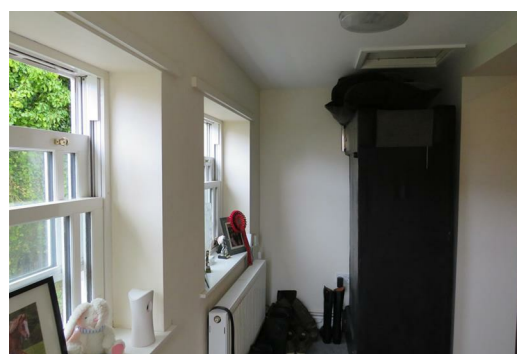
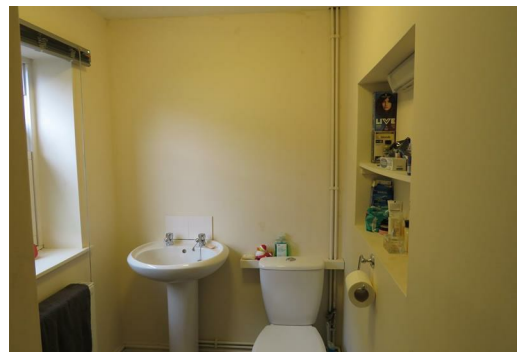
Textured ceiling, window to side, radiator.

### External:

Patio Area to front.

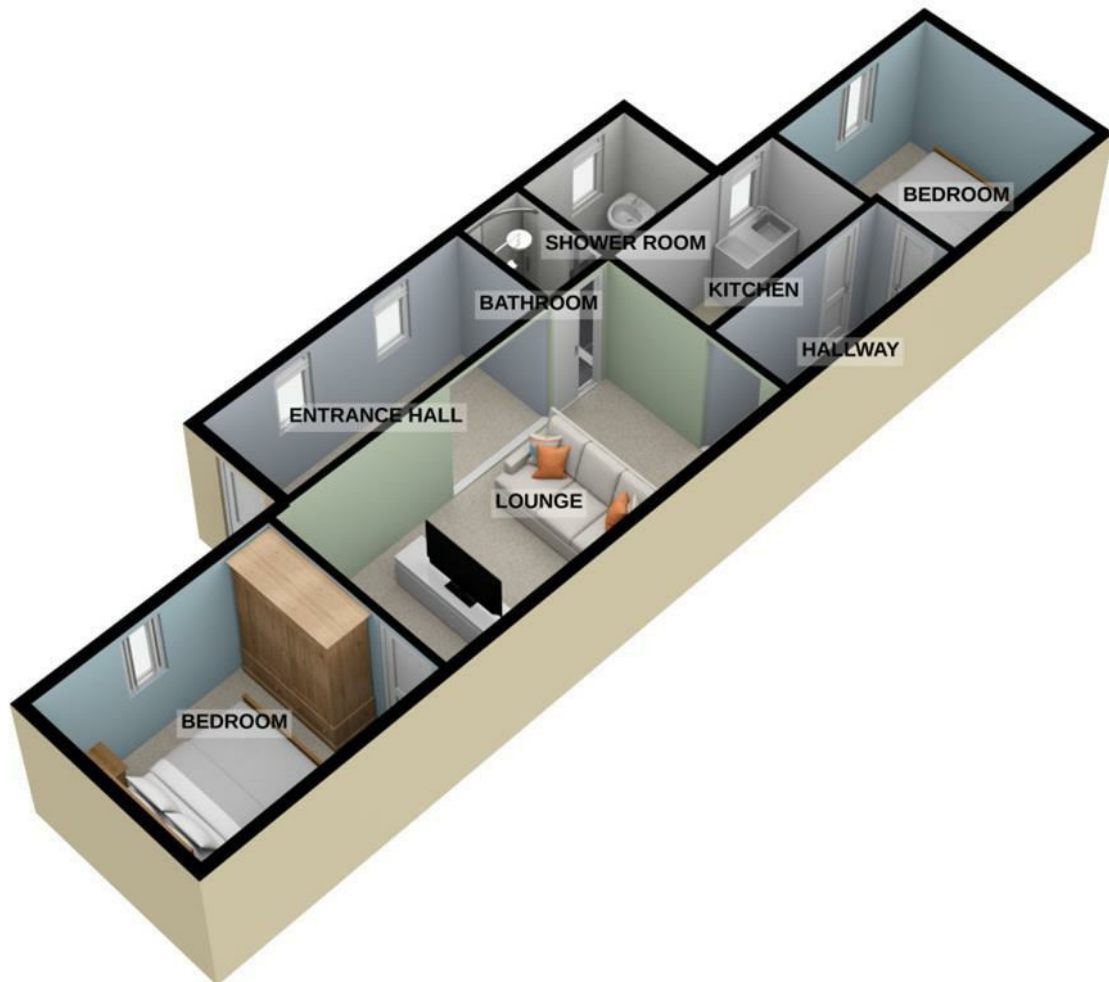
### Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
63	89		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

## GROUND FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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