Sales & Lettings of Residential, Rural & Commercial Properties

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Mountain View, No 56 Station Road, Kidwelly, SA17 4UR

Offers In The Region Of £570,000

- CHARMING LATE VICTORIAN FAMILY RESIDENCE AT ANCIENT ESTUARIAL TOWNSHIP OF KIDWELLY.
- CELLAR. OIL C/H. MAINS GAS CONNECTED.
- WALKING DISTANCE RAILWAY STATION, PRIMARY SCHOOL, DOCTORS SURGERY, PARC STEPHENS RECREATIONAL GROUND, POST OFFICE AND CASTLE.
- 5 MILES PEMBREY COUNTRY PARK. 4 MILES FERRYSIDE.
- SET IN 0.60 OF AN ACRE.
- PVCu DOUBLE GLAZED WINDOWS.
- MIDWAY CARMARTHEN AND LLANELLI.
- 5.5 MILES BURY PORT HARBOUR. 9 MILES LLANELLI TOWN CENTRE.
- 4 BEDROOMS. 4 LIVING ROOMS. 2 WC's.
- MANY CHARACTER FEATURES.
- DETACHED DOUBLE GARAGE. FORMER STABLE.
- 10 MILES SOUTH OF CARMARTHEN.

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424

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Mountain View, No 56 Station Road, Kidwelly SA17 4UR

A most conveniently situated period late Victorian DETACHED FAMILY RESIDENCE of charm and character affording spacious 4 DOUBLE BEDROOMED/4 RECEPTION ROOMED ACCOMMODATION set in 0.60 of an Acre of established private gardens/grounds that incorporate a DETACHED DOUBLE GARAGE, STABLE, ADJOINING SINGLE GARAGE etc. being located enjoying a sunny southerly aspect, within walking distance of the Railway Station, Doctors Surgery, Primary School, Post Office, Norman Castle and local facilities and services at the centre of the ancient township of Kidwelly which in turn is located just off the A484 'Carmarthen to Llanelli' trunk road within 4 miles of the estuarial village of Ferryside, is within 4.5 miles of Ffos Las Racecourse, is within 5 miles of Pembrey Country Park, within 5.5 miles of Burry Port Harbour and the property is located within 9 miles of Llanelli town centre. The County and Market town of Carmarthen being some 10 miles distant.

4 1 4

Council Tax Band: D





ENTRANCE PORCH
Half glazed. Terrazzo tiled floor. Panelled door to

RECEPTION HALL
12'9" x 14'4"
with radiator. Dado rail. Feature coved ceiling. Picture rail. 6' 11" (2.11m) Wide archway to

LIVING ROOM
11'10" x 11'6"
with PVCu double glazed sash window. Telephone point. Feature fireplace with marble surround and slate hearth. Picture rail. Feature coved ceiling. 1 Power point.

DRAWING ROOM
21'7" x 16'0"
with 2 radiators. Double aspect. 11' 2" (3.40m) Ceiling height. Feature coved ceiling. Picture rail. Feature fireplace with slate hearth. 2 PVCu double glazed windows to side. PVCu double glazed double French doors with side screens to outside. 12 Power points.

SITTING ROOM
25'4" x 16'0" overall
slightly 'L' shaped formerly two rooms. Double aspect. Single glazed sash window to fore. 2 Radiators. Feature coved ceiling. Picture rail. 5 Power points. PVCu double glazed sash window to rear. Feature fireplace incorporating a coal effect gas fire.

INNER HALL
with staircase to first floor. Dado rail. Feature coving. 1 Power point. Access to the lower ground floor.

CLOAKROOM/WC
11'3" x 5'8"
with cork tiled floor. Part tiled walls. Single glazed sash window. Radiator. Picture rail. Smooth skimmed ceiling. Meter cupboard. 2 Piece suite in white with floral pattern comprising pedestal wash hand basin and WC.

BOILER/STORE ROOM
11'11" x 7'4"
formerly the kitchen. Oil fired central heating boiler and timer control. 2 Power points. Picture rail.

DINING/BREAKFAST ROOM
16'4" x 16'4" overall
slightly 'L' shaped with picture rail. Double aspect. PVCu double glazed window to rear. PVCu double glazed sliding patio door to the side south facing sun terrace. 2 Radiators. 4 Power points.

FITTED KITCHEN
15'10" x 8'5"
with ceramic tiled floor. Recessed downlighting to smooth skimmed ceiling. Part tiled walls. Double aspect. 2 PVCu double glazed windows. Half tiled walls. Gas fired Aga cooking range. Range of fitted base and eye level light oak effect kitchen units incorporating glazed display units, integrated 'Bosch' fridge, 'Bosch' dishwasher, 'Neff' Microwave oven, feature canopied cooker hood and double bowl Butlers sink. 6 Power points plus fused points. Glazed/panelled pine door to

UTILITY ROOM
8'3" x 6'10"
with PVCu door to rear with double glazed side screens. Tiled floor. Plumbing for washing machine. Part tiled walls. 4 Power points. Base unit with sink.

LOWER GROUND FLOOR

CELLAR
with cobbled floor

FIRST FLOOR -
8' 4" (2.54m) Ceiling heights

HALF LANDING
with dado rail to the stairwell. Glazed/panelled door to the former servants quarters comprising: -

BEDROOM 1
16'5" x 16'3" overall
slightly 'L' shaped. Double aspect. Feature coving. Picture rail. 2 PVCu double glazed windows - one with a side view towards the Gower in the distance. Radiator. 3 Power points. Boarded floor.

DRESSING/SEWING ROOM
15'7" x 8'6"
formerly the Servant's Quarters with PVCu double glazed box window. Exposed boarded floor. This room could easily be adapted to an En-suite bath/shower room.

MAIN LANDING
9'9" x 6'3"
with picture and dado rails. Feature coving. 1 Power point.

BATHROOM
13'4" x 11'11" overall
with double aspect. Part tiled walls. 4 Piece suite in avocado comprising bidet, WC, pedestal wash hand basin and enamelled bath with shower attachment. 3 PVCu double glazed windows. Radiator. Tiled shower enclosure with tray to match and plumbed-in shower over, shower door. Access to loft space. Fitted floor to ceiling AIRING/LINEN CUPBOARD with 3 doors, pre-lagged hot water cylinder and slatted shelving.

FRONT BEDROOM 2
11'10" x 11'5"
with PVCu double glazed sash window. Radiator. 3 Power points. Picture rail.

FRONT BEDROOM 3
20'10" x 12'11" overall
formerly two rooms with radiator. 2 PVCu double glazed sash windows to fore. Picture rail. Feature coving to part. 1 Power point.

REAR BEDROOM 4
14'2" x 11'11"
with picture rail. PVCu double glazed window with a side view towards the Gower in the distance. Radiator. 1 Power point.

EXTERNALLY
The residence occupies established mature gardens that amount to approximately 0.60 of an acre that incorporate a double gated hardcored entrance drive that leads past the front of the residence to the double garage. The garden enjoys a sunny southerly aspect that incorporates a main lawned garden, paved terraces and courtyard with to the rear of the former stable block a former vegetable garden. The gardens are well stocked being bounded by mature trees and ornamental shrubs with herbaceous borders and the main lawn was originally a full sized tennis court. OIL STORAGE TANK, OUTSIDE LIGHT and WATER TAP. OUTSIDE WC.

DETACHED DOUBLE GARAGE
22'0" x 19'2"
brick/concrete block built. PVCu double glazed windows. 3 Power points. Electronically operated up-and-over garage door.

PAVED COURTYARD ONTO WHICH FRONT: -

FORMER STABLE BLOCK
brick built and comprising: -

FORMER STABLE
14'3" x 13'10"

FORMER TACK ROOM
8'6" x 6'4"
with 'T&G' boarded walls. Quarry tiled floor. PVCu double glazed window.

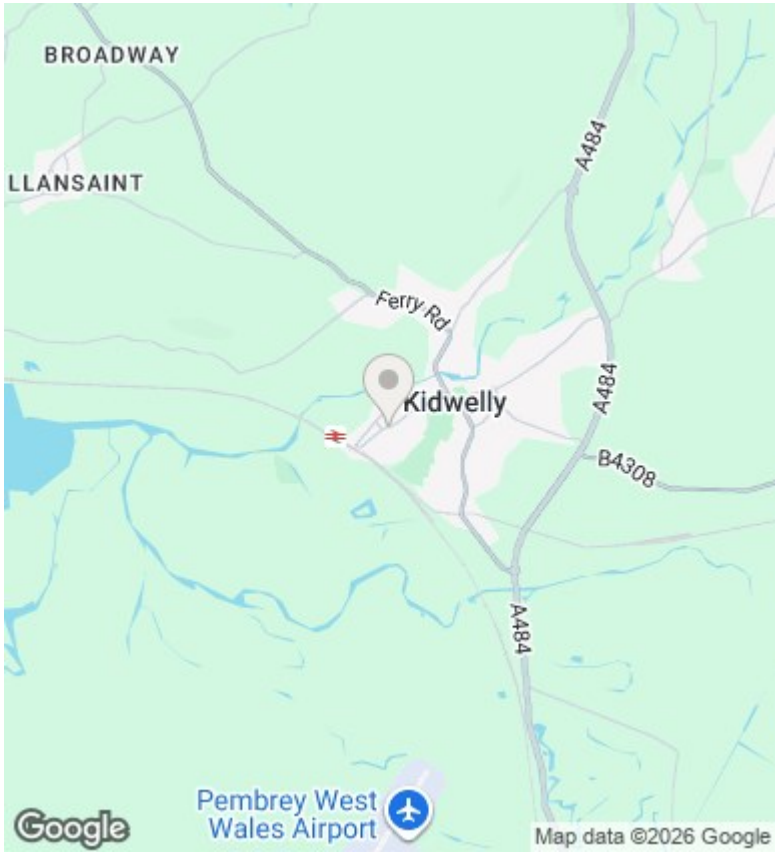
ADJOINING GARAGE
13'8" x 12'2"
formerly the Coach House with up-and-over garage door.

REMAINS OF FORMER PIGGERY

GREENHOUSE

ADJOINING PLOT OF LAND
situated adjacent to the property is a potential building plot that is available by separate negotiation if so desired.





Directions

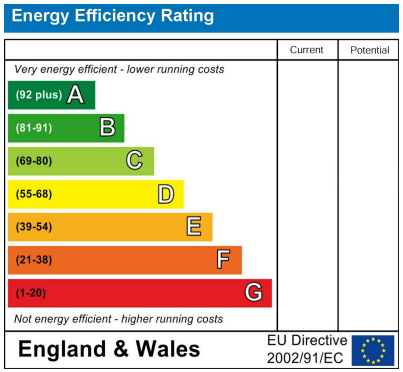
From the centre of Kidwelly turn off 'Bridge Street' into 'Station Road' adjacent to Kidwelly Rugby Club. Continue past the Post Office, left hand turning for 'Parc Stephens' and the right hand turning for 'Hillfield Villas' continuing past the left hand turning for 'West Hill Crescent' and the Primary School and the entrance to 'Mountain View' will be found on your left hand side just after and adjacent to the left hand turning for 'Park View Drive.'

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

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D



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