

*Amazing Property & Location with Views to Rear. Modern 4 Bedroom Bungalow with Garden, Yard Area & Pony Paddock. Raised Beds and Borders. Self Sufficiency & Superb Lifestyle Property.*



**Gwynt Gwyn, Meinciau, Kidwelly, Carmarthenshire. SA17 5LF.**

**£575,000**

**R/4325/NT**

\*\*\*Lovely location in the rural village of Meincau having superb views towards North Carmarthenshire and the Preseli Mountains.\*\*\* A superb modern bungalow having an elevated position with open plan living area to enjoy the superb views to rear. \*\*\*The property is superbly presented and in good decorative order offers a superb open plan living area with vaulted ceiling glazed windows to enjoy the garden views and beyond.\*\*\* A lovely wood burner for the cozy nights in.\*\*\* The master bedroom is en suite with 3 further bedrooms one of which is en suite. \*\*\*Ample parking area and additional yard area to the rear, with an acre approx. pony paddock or equally suitable for formal garden or an area to run dogs etc. Beautiful garden area with raised beds and borders for vegetable growing, flowers etc. \*\*\*

\*\*\*A central location for Carmarthen 8 miles, Llanelli 11 miles, Cross Hands 8 Miles and and Pembrey Country Park 10 Miles.\*\*\*



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## Property

A rare opportunity arises for this superbly presented modern 4 bedroom detached bungalow with lovely features that include vaulted ceiling to living area and large wood burner, superb kitchen with modern appliances and breakfast bar. Glazed windows to enjoy the views to rear, 4 bedrooms 2 of which are en suite the property offers superb accommodation with internal viewing highly recommended.

## Location

Situated off the centre of the village of Meinciau with a good community feel. Just over a mile from Pontyates with garage/shop, Doctors surgery & chemist, eateries and junior school, village hall and rugby club. A further 2.5 miles to Carway with golf club and Ffoslas Horse Racing course. The county and market town of Carmarthen is 8 miles with national and traditional retailers, secondary schools, leisure facilities, cinema and Lyric theater, bus and rail stations. Similar facilities are found in Llanelli which is 11 miles approx. Cross Hands is 8 miles approx with shops and connection via A 48 dual carriageway to the M4 motorway. Pembrey Country Park is 10 miles with large sandy beach, enclosed cycle track, dry ski slope and woodland walks. Burry Port harbor is 11 miles and a further mile are two golf courses of Ashburnham and Machynys.

## Open Plan Kitchen/ Dining & Living Room

5.7m x 9.8m (18' 8" x 32' 2")

An impressive room with a superb range of base units with worktops over and matching tall units. Sink unit, 5 ring gas hob with extractor fan over. Matching breakfast bar, cooker, sink unit and fitted dishwasher. Inset spotlights over, superb vaulted ceiling. Large window areas with fitted blinds to enjoy the views.







### Hallway

Doors to

### Utility

4.1m x 2.1m (13' 5" x 6' 11")

Range of tall storage cupboards. Belfast sink unit, loft access, side entrance door and window. Gas boiler which runs the hot water and hot blower air heating system.



### Bathroom

2.59m/ 1.5m x 3.9m (8' 6" x 12' 10")

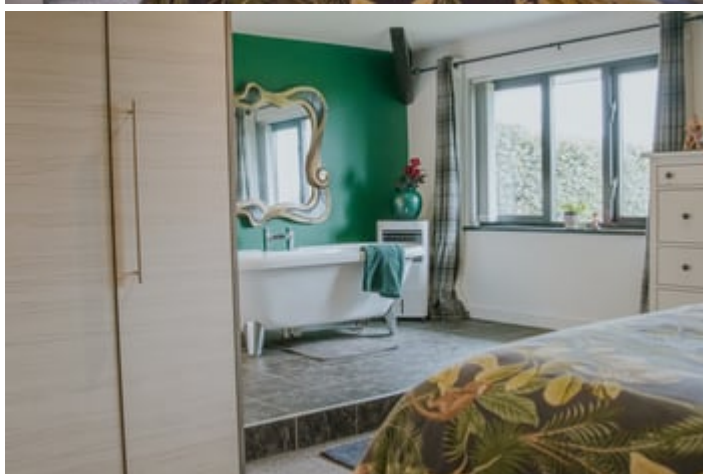
Paneled Bath with shower over. wash hand basin, low flush wc. Tiled floor, window to side and electric towel radiator.



### Master Bedroom

5.7m x 3.7m (18' 8" x 12' 2")

7 Door range of fitted wardrobes. Window to front and opening to En suite bathroom area 3.1m x 2m. Roll top freestanding bath with mixer tap attachment and window to front.



### En Suite

2.5 meters x 1.8 meters. Separate Shower unit, wc , vanity wash hand basin.

### Bedroom

4.18m x 3.3m (13' 9" x 10' 10")

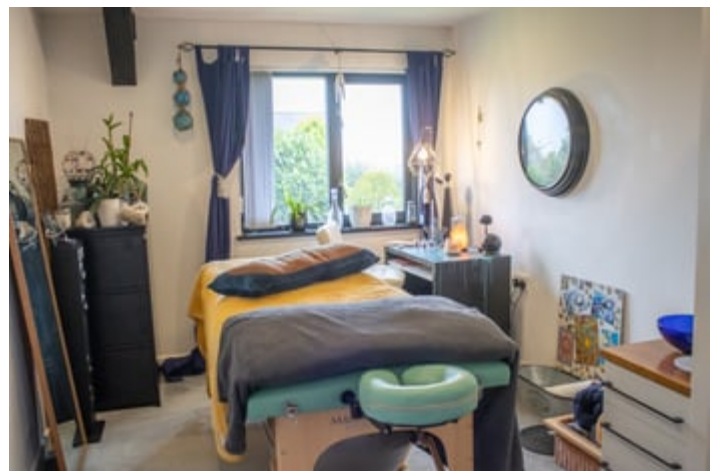
Window to front and fitted wardrobe.



### Bedroom

4.12m x 2.69m (13' 6" x 8' 10")

Window to Front.



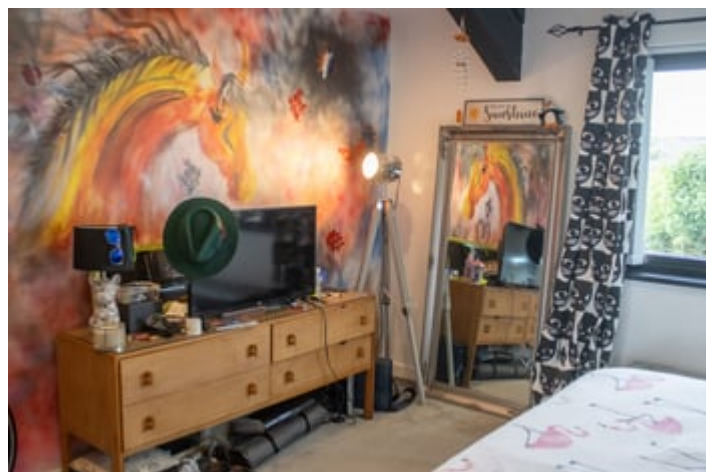
### Bedroom

3.67m x 5.7m (12' 0" x 18' 8") Max includes En Suite Area.

Window to Front







### En Suite

Shower cubicle, wc, vanity wash hand basin, window and electric towel radiator.

### Externally

Graveled drive and parking area to the side and rear of the property. Lawned garden area to front and rear with raised beds and borders ideal for growing vegetables, kitchen garden and flowers. Gated entrance to rear yard area for storage etc. Garden shed, store shed and glasshouse. Pony paddock with field shelter and wildlife pond. Suitable for pony or running the dogs etc. The total area including the bungalow and yard is 1.5 acres approx.



### Tenure and Possession

We are informed that the property is of Freehold Tenure.

### Services

Mains water and electric, Gas and mains drainage.

### Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is -

### Money Laundering Regulations

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

**Ground Floor**  
Approx. 164.2 sq. metres



Total area: approx. 164.2 sq. metres

This plan is for illustrative purposes only. Sizes and dimensions are approximate, actual may vary.  
Plan produced using PlanUp.

## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**EPC Rating:** C (73)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

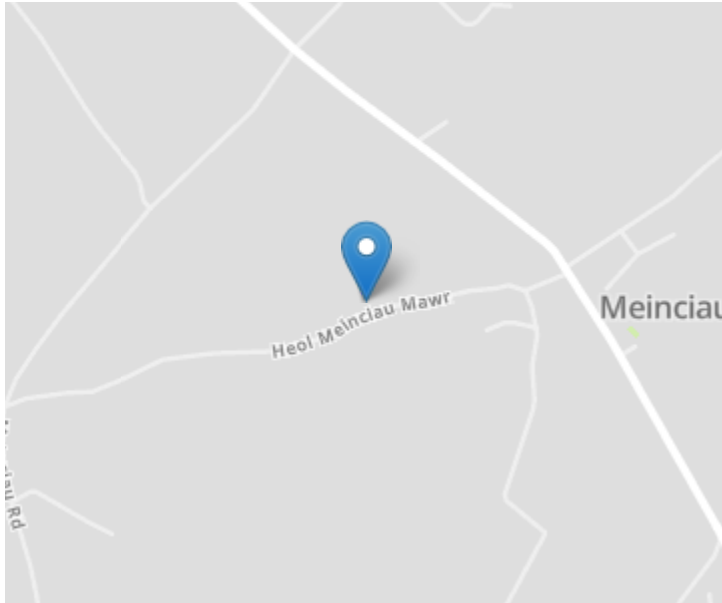
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



## Directions


From Carmarthen take the A484 south towards Llanelli. After 2 miles in the village of Cwmffrwd turn left towards Pontyates on the B 4309. Continue on this road traveling through Bancycapel, Pontantwn and onto Meinciau, in the village by the bus shelter turn right and pass the chapel and carry on for 100 yards and the property will be found on the right hand side after the burial ground.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies) . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

For further information or to arrange a viewing on this property please contact :

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

T: 01267 493444

E: [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



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