

*Large Area & Superbly Presented Property Having 2 Ground Floor Bedrooms & 2 Upstairs Bedrooms.  
Lovely Garden Area to Rear, Parking & Garage With Views Over Kidwelly & The Estuary Beyond.*



11 Meinciau Road, Mynyddygarreg, Kidwelly, Carmarthenshire. SA17 4RA.

£390,000

R/4601/NT

Lovingly cared for family home, the property has been tastefully modernised and extended by its present owners to an excellent standard. Extensive views are enjoyed from the side of the property overlooking Kidwelly and Carmarthen Bay beyond. 2 downstairs bedrooms and bathroom with open plan sitting/kitchen and dining area with patio doors looking out onto the lovely large garden area to the rear. 2 bedrooms upstairs suitable as office or similar, with landing area for desk or to enjoy a quiet moment. The property has double glazing and oil central heating. The adjoining garage has power, water and plumbing for washing machine, with parking to front and garden area. Mynyddygarreg village is sought after and on the edge of the Township of Kidwelly with picturesque castle, train station and excellent day to day facilities. Carmarthen Bay is nearby with easy accessible beaches.



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## Location

Mynyddygarreg is a lovely village on the hillside dropping down to the Township of Kidwelly. A friendly community with junior school, village hall and rugby club. Less than a mile from Kidwelly with good day to day facilities including shops, schools, Castle, walks, post office, pharmacy, surgery and churches. The mainline train station connects to London Paddington, Swansea and Cardiff. Pembrey Country Park is 3 miles with large sandy beach, dry ski slope, enclosed cycle track and woodland walks. 4 miles to Burry Port Harbour and beach. Ffoslas Horse Racing course is 6 miles approx. The county and market town of Carmarthen is 12 miles approx with Llanelli Town 8 miles approx. Both offer excellent facilities with national and traditional retailers.

## Hallway



Double glazed entrance door. Tiled Floor. Radiator.

## Living / Dining Area



6.02m x 3.38m (19' 9" x 11' 1")

Double glazed window to rear and Patio door being tilt and sliding with views overlooking the garden. Radiator.

## Kitchen



2.93m x 4.24m (9' 7" x 13' 11")

Range of base units with worktops over and matching wall units. Stainless steel sink unit with single drainer. Electric oven and 4 ring electric hob and extractor fan. Recess for fridge / freezer. Double aspect to front and side. Side entrance door. Tiled floor and splash backs.

## Bedroom 1



2.7m x 3.43m (8' 10" x 11' 3")

Built in wardrobe. Double glazed window to front. And Radiator.

## Bedroom 2



3.86m/ 3.33m x 3.8m (12' 8" x 12' 6")

Built in wardrobe, radiator and double glazed window to rear.

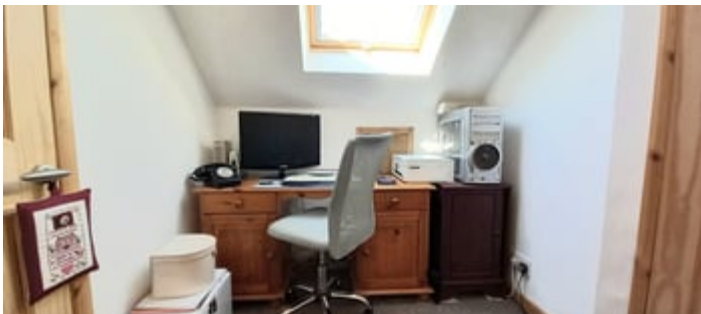
## Bathroom



2.1m x 1.67m/3.49m (6' 11" x 5' 6")

Panelled bath with electric shower over and side screen. WC, pedestal wash hand basin. white towel radiator, recess ideal as a storage area.

## Landing / Study Area



Recess for storage. Access to eaves for storage. Velux window to rear. Doors to bedrooms 3 and 4.

## Bedroom 3



3.47m x 3.57m (11' 5" x 11' 9")

Velux window to front. Radiator. Eaves access for storage. Radiator. USB sockets.

## Bedroom 4



3.80m/ 2.55m x 3.55m (12' 6" x 11' 8") L Shaped

Double glazed window to side with views. Eaves access and storage. Radiator.

## Garage / Workshop Utility

7.6m x 2.98m (24' 11" x 9' 9")

Oil fired boiler running the hot water and central heating system. Electric, power and lights. Plumbing for washing machine. Water tap. Part loft over for storage. Up and over door, window to side and rear window with pedestrian door access.

## Externally



Front pillared entrance to drive and parking area. Front lawn with shrubs and flower border. Side pedestrian access to rear patio area and large lawned garden level to gently sloping. Brick built garden shed. Shrubs and dwarf fruit trees. Raised beds and glasshouse for the kitchen garden. From the property lovely views are enjoyed of Kidwelly, sea estuary and Pembrey Flats.

## Services

We have been informed by the current vendor

that the property benefits from Mains Water, Mains Electric, Mains Drainage and oil Heating

## Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: D.

## Tenure and Possession

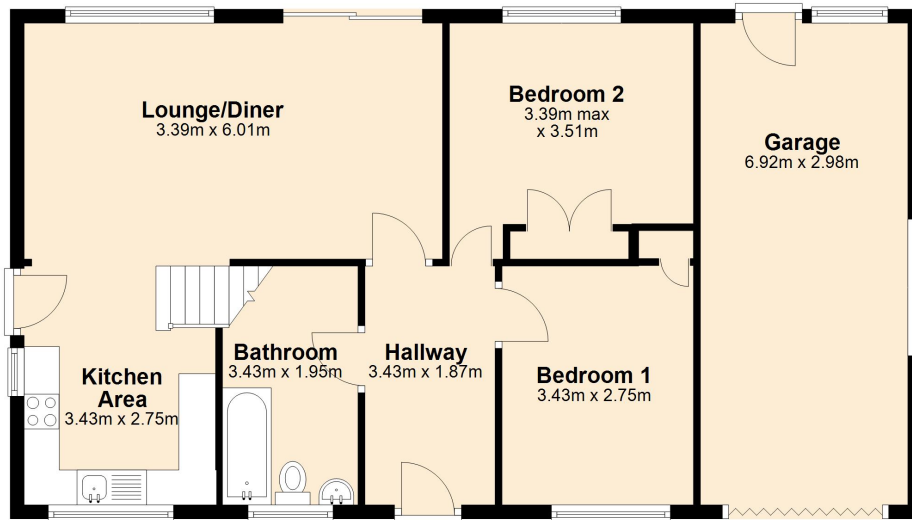
We are informed the property is of Freehold Tenure and will be vacant on completion.

## 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/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

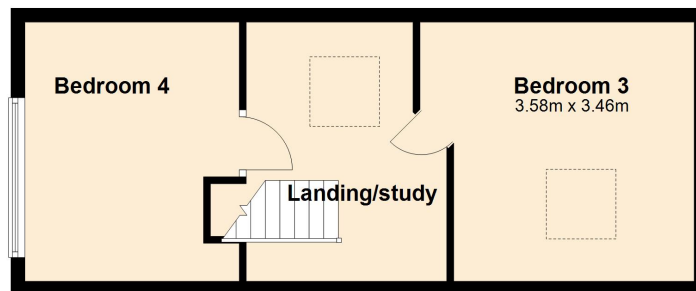
### Ground Floor

Approx. 87.9 sq. metres



### First Floor

Approx. 38.5 sq. metres



Total area: approx. 126.4 sq. metres

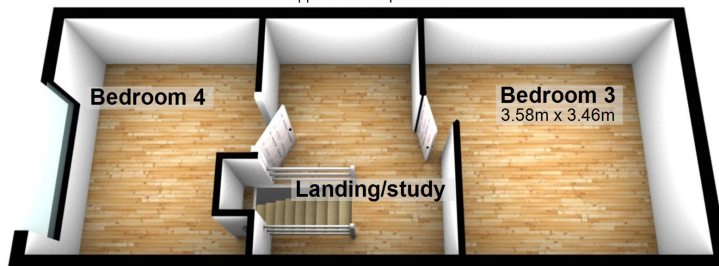
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## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Garage.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G great data and voice

**EPC Rating:** D (67)

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

**Flooding Sources:**

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

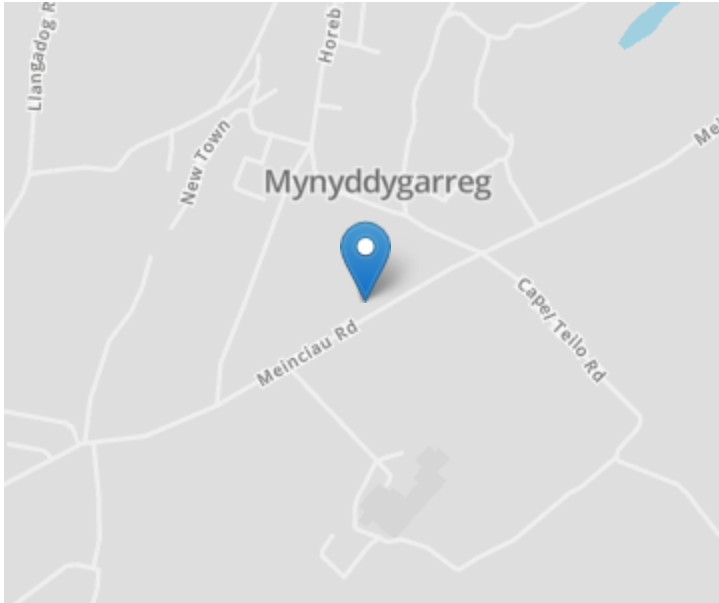
**Any risk of coastal erosion?** No

**Is the property listed?** No

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

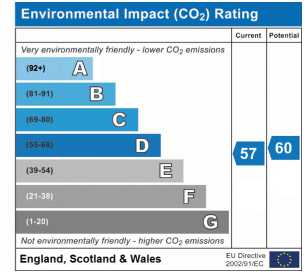
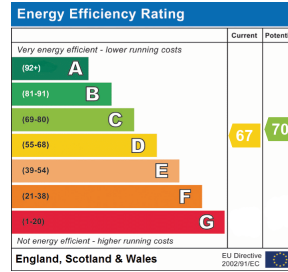
**Any easements, servitudes, or wayleaves?** No

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



### Directions

Directions : From Carmarthen take the A 484 south towards Llanelli, travel through the villages of Cwmffrwd, Idole, Llandyfaelog and onto Kidwelly. At the roundabout carry on the by pass and after 250 yards turn left for Mynyddygarreg. Carry on and start climbing the hill pass the turning for Horeb Road the property will be found a little further on on the left hand side.



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

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