

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. 1.5 Acres Approx.



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

£550,000 Offers in Region of

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.



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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

Bedroom

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

Window to Front.



a mortgage is required.

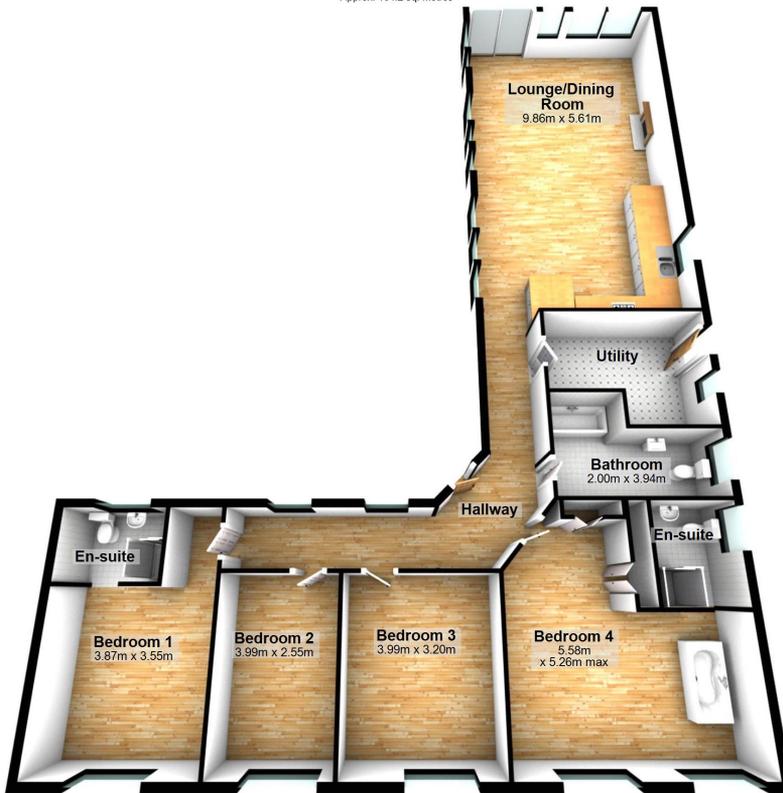
Bedroom

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

Window to Front



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

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

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

To keep up to date please visit our Website, Facebook and Instagram Page.

Energy Efficiency Rating

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

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

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