

Modern Superbly Presented Family Home. Drive & Parking Area, Beer /BBQ Garden Partly Covered and Enclosed. Low Maintenance. Light and Roomy. Master Bedroom en suite.



19 Parc Y Garreg, Kidwelly, Carmarthenshire. SA17 4PU.

£320,000

R/4892/NT

Superb family home having been lovingly cared for and well presented. End of cul de sac location with parking to front and side with detached garage with loft space and an EV charger installed outside. Enclosed rear low maintenance garden with covered area for the evening BBQ and to enjoy the hot tub. Mature shrubs and trees with greenhouse for the gardeners amongst us. Family home offering 2 reception rooms, Kitchen / breakfast room, large living room that opens out to the covered patio area and colorful garden beyond. Mynyddygarreg village is on the edge of the ancient town of Kidwelly famed for its castle and offering good daily facilities. Situated between the main towns of Carmarthen and Llanelli. 2 Miles to Pembrey Country Park.



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Location

Situated in the village of Mynyddygarreg a popular location with rugby/football club, village hall and junior school. Level walk to The Township of Kidwelly well known for its picturesque castle, day to day facilities and shops, junior schools, Bus and mainline train station connecting to London Paddington. Quayside walks and connecting to the all Wales Coastal path. 2 Miles from Pembrey Country Park with large sandy beach, woodland walks, dry ski slope and enclosed cycle track. A further mile to Burry Port with harbour and lovely eateries and sandy beach. 2 championship golf courses at Ashburnham & Machynys. Ffoslas horse racing course is 5 miles and Glyn Abbey golf course. The towns of Carmarthen & Llanelli are 10 miles approx.

Hallway

Staircase, understairs store cupboard, radiator, wood style flooring and doors to

Cloakroom

1.37m x 1.05m (4' 6" x 3' 5")

Double glazed window, radiator, WC, wash hand basin, localised wall tiles and extractor fan.

Living Room

6.85m x 3.46m (22' 6" x 11' 4")

Double glazed window to front aspect, Double glazed French doors opening onto rear garden, electric fire and fireplace set on a hearth with stone finished surround. Radiator



Kitchen

4.10m x 3.90m (13' 5" x 12' 10")

Double glazed window to rear aspect. Double glazed obscured door to the side leading into driveway, wood effect vinyl flooring, radiator, range of wall and base units with worktops incorporating stainless steel sink unit, integrated electric double oven, gas hob with extractor fan above, plumbing for washing machine and dishwasher, space for fridge freezer.



Landing

Door to airing cupboard which contains hot water tank.

Master Bedroom En Suite

3.46m x 3.24m (11' 4" x 10' 8")

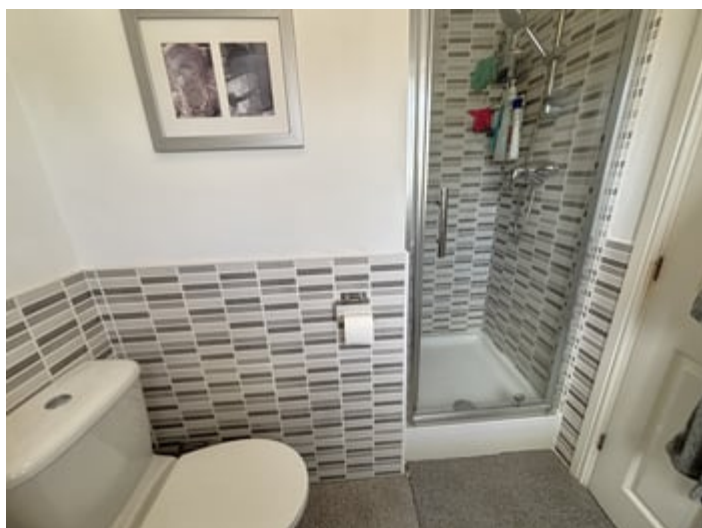
Double glazed window with front aspect, radiator, large built in wardrobes with sliding doors, door leading into:



En Suite

1.82m x 1.28m (6' 0" x 4' 2")

Double glazed opaque window, vinyl flooring, toilet, wash hand basin, tiled shower enclosure, radiator, localized wall tiles, extractor fan.



Bedroom 2

4.05m x 3.17m (13' 3" x 10' 5")

Double glazed window to front aspect, radiator.



Bedroom 3

3.47m x 2.76m (11' 5" x 9' 1")

Double glazed window to rear aspect, radiator, loft hatch.



Bedroom 4

4.05m x 3.17m (13' 3" x 10' 5")

Double glazed window to front aspect, radiator.

Bathroom

1.69m x 2.29m (5' 7" x 7' 6")

Double glazed opaque window, vinyl floor, toilet, wash hand basin, bath with shower and shower screen over, wall mounted heated towel rail, localized wall tiles, extractor fan.



Garage

5.57m x 5.52m (18' 3" x 18' 1")

Single garage, up and over door with electric points & lighting installed. EV charger installed, loft space with pull down ladder attached.



Externally

Large enclosed rear garden. Consisting of a lawned area and decorative gravel with a patio area, greenhouse, shed, easily maintained. Parking for 2-3 cars in driveway, Side door access to kitchen. Off the living room french doors is a covered patio area ideal for the evening drinks, BBQ and sitting area. There is a hot tub which is covered by wood ideal as sitting area etc. The hot tub will remain at the property.





Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and gas central heating.

Tenure

The property is freehold with vacant possession on completion

Council Tax band

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

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.



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

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 & Pembrey Country Park. Travel through Pibwrlwyd, Cwmffrwd, Idole, Llandyfaelog and onto Kidwelly. At the roundabout continue straight on keeping on the by pass. Turn 1st left for Mynyddygarreg. Continue on and pass the turning for the rugby club carry on 50 yards and turn left into Parc Y Garreg. Carry on to the bottom and turn left and left again. Carry onto the end and keep to the left and the property will be the last on the left shown by a Morgan and Davies for sale board.

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

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