



Golwg Y Mynydd, Llandeilo Road, Carmel, Llanelli, Carmarthenshire SA14 7SE

£399,950 For Sale

Property Features

- Deceivingly spacious modern new build property
- 1668 sq ft (155 sq m)
- 3-bedroom and large open plan kitchen - living room
- Secluded location with countryside views
- Excellent transport links
- Underfloor Heating
- Energy efficient home with solar and heat pump heating system
- Driveway parking and planning consent for detached garage
- Short distance from Cross Hands and A48-M4 Link Road

Property Summary

A newly built, energy-efficient bungalow in the peaceful village of Carmel, offering single-level living with a modern kitchen and spacious open-plan layout. Features three bedrooms, including a master with ensuite, and neutral décor throughout. Set on a large private plot with an extensive driveway, the home boasts a rear garden with decking and lawn, plus stunning countryside and mountain views. Accessed via a quiet private lane, it ensures privacy and exclusivity. Conveniently located 2 miles from the A48 link road to M4 for easy commuting.



Full Details

Overview

Situated in the peaceful village of Carmel, this newly constructed bungalow offers exceptional energy efficiency and a high-quality finish throughout. Ideal for families or anyone seeking flexible single-level living, the home features a modern kitchen and a generous open-plan living space designed for both relaxation and entertaining, with direct access to the garden for seamless indoor-outdoor living.

This charming home features three generously sized bedrooms, including a master with ensuite bathroom. Tastefully styled in neutral tones, it offers a warm and inviting atmosphere throughout. Set back from the main road, the property sits on a spacious private plot with an extensive driveway ready for your personal touch. The rear garden blends decking and lawn, providing breathtaking views of the surrounding countryside and mountains. Accessed via a quiet private lane, this home ensures both privacy and exclusivity.

With excellent links to the M4 and close proximity to Cross Hands and Llandeilo, this property delivers the perfect balance of rural tranquility and convenience.

Entrance Hallway

Wide entrance hallway serving all rooms.
High quality vinyl flooring with underfloor heating.

Plant Room

Housing for Solar Heat Source Pump.

Utility Room

3.10m x 2.45m (10' 2" x 8' 0")
Base cabinets, larder unit, single sink, plumbing for washing machine and tumble drier. - Currently awaiting cabinetry to be fitted. Will be finished upon completion.
Storage area/pantry.
Laminate flooring.
Underfloor heating.
Window to front.



Kitchen and Living space

6.10m x 8.90m (20' 0" x 29' 2")

Open - concept kitchen living space. The spacious area is the highlight of the house featuring brand new appliances including induction hob, extractor fan, a 1 1/2 stainless steel sink with drainer and mixer tap, integrated dishwasher and fridge/freezer.

Grey base units with white marble effect top and high quality grey oak effect vinyl flooring

Underfloor heating.

Dual aspect, window to front, sliding uPVC door to rear.

Master Bedroom with Ensuite

4.40m x 4.00m (14' 5" x 13' 1")

The master bedroom has space for built-in wardrobes if desired. Off the bedroom is an elegant ensuite featuring a large 1.8m walk in shower with aqua panelling, wall mounted chrome towel radiator, white toilet and basin. Window to rear.

Bedroom 2

4.00m x 3.6m (13' 1" x 11' 10")

A spacious second bedroom.

Window to front.

Bedroom 3

5.00m x 3.75m (16' 5" x 12' 4")

Large double bedroom.

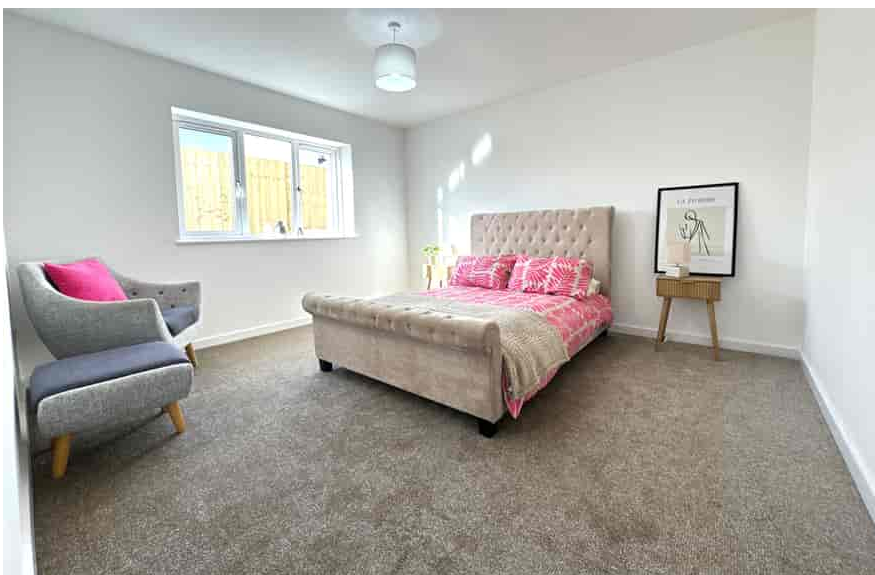
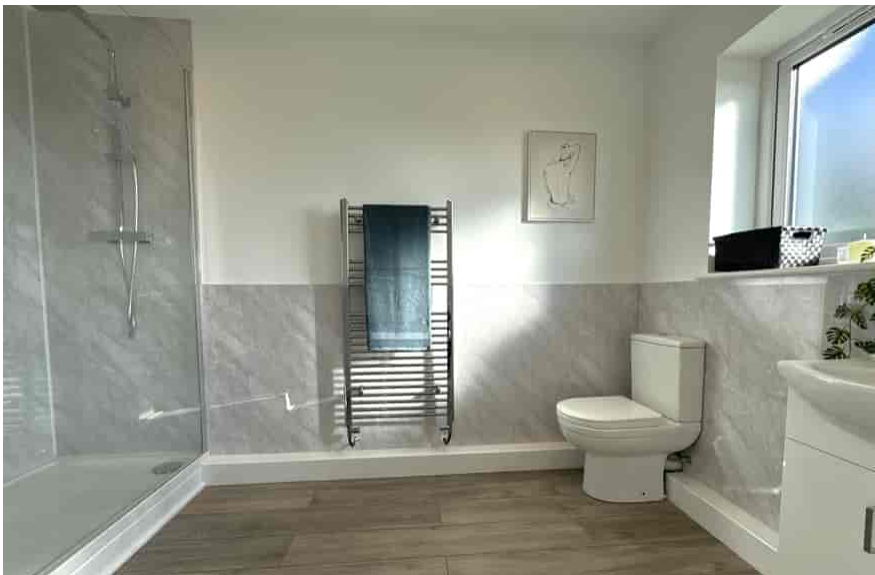
Laminate flooring, underfloor heating, window to rear.

Family Bathroom

The main bathroom features a large white P bath, grey aqua panelling with overhead shower, wall mounted chrome towel radiator, white toilet and basin unit.

Window to front.





Externally

To the front of the property there is a drive with ample parking space and to the rear of the property is an enclosed lawned area complete with decking offering stunning views over the picturesque countryside.

A path and ramp to the front door will be completed prior to handover, providing easy access to the front door.

Planning permission is already in place for a single garage, with the foundation bed prepared and ready should the new owner wish to proceed.

Plans

We are advised that there is planning permission in place for a single garage, with the foundation bed prepared and ready should the new owner wish to proceed.

Tenure

We understand that the property is held on a Freehold basis.

Services

We are advised that the property will be connected to mains water, electricity and drainage prior to completion.

Air source unit externally for heating/ hot water.
PV electric solar panels onto the slate roof to keep the property efficient.

Postcode / What 3 Words

SA14 7SE
fights.autumn.inflame

EPC

Currently awaiting assessment - We are advised the EPC rating upon completion will be a high rating B.

Council Tax

Currently awaiting assessment by Carmarthenshire County Council.



Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Viewing

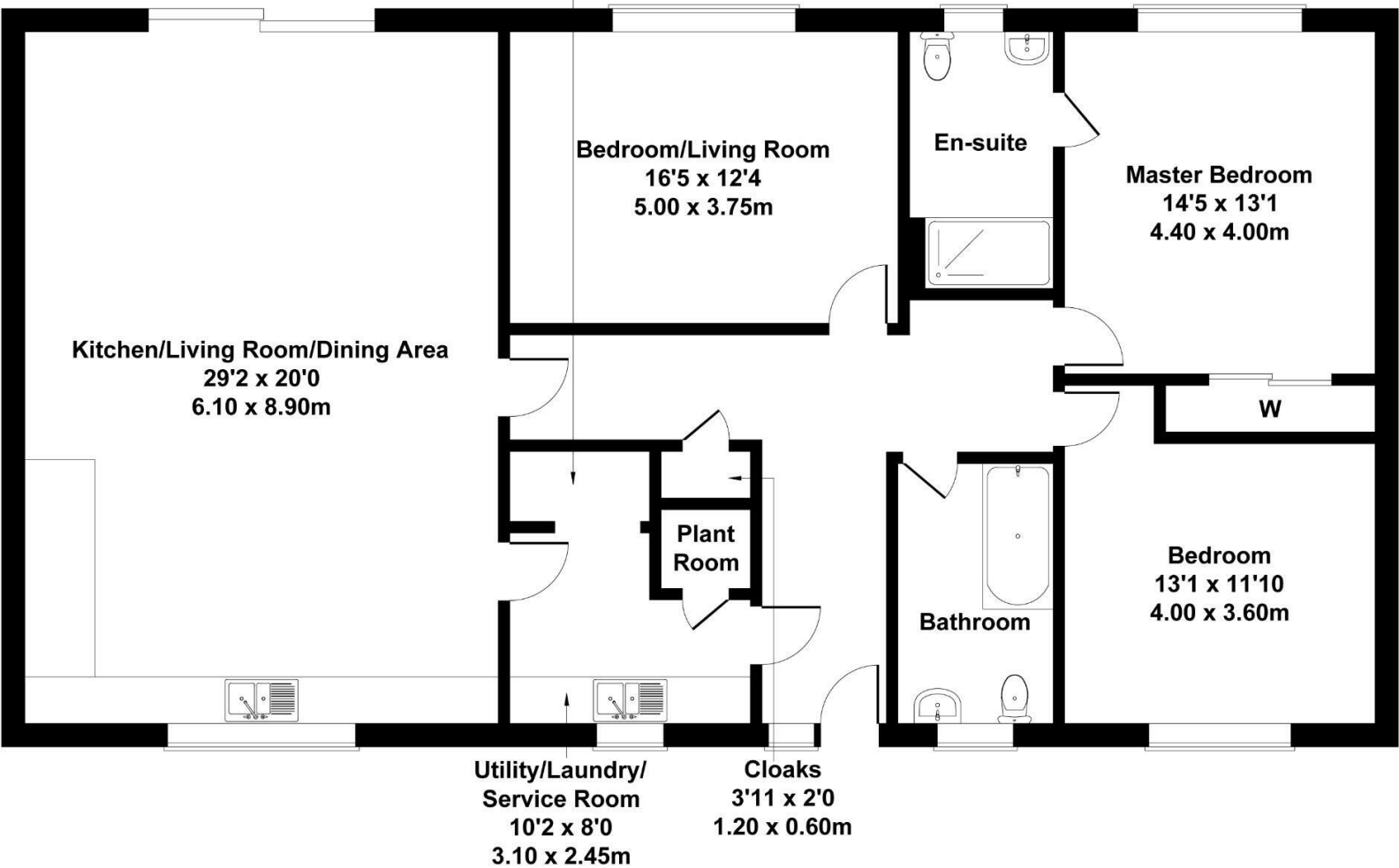
Strictly by appointment with sole selling agents, Rees Richards & Partners.

Please contact Carmarthen office for further information - 12 Spilman Street, Carmarthen, SA31 1LQ. Tel: 01267 612023 or email: property@reesrichards.co.uk



Approximate Gross Internal Area
1668 sq ft - 155 sq m

Pantry
5'11 x 2'11
1.80 x 0.90m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.