

*Far Reaching Views to Carmarthen Bay. Lots of Outbuildings/ Workshop. Good Sized Garden & Grounds. Traditional Cottage with Character Interior. Stone & Slate outbuildings.*



1 Mount Pleasant, Horeb Road, Kidwelly, Carmarthenshire. SA17 4NU.

£370,000

R/4488/NT

Cottage in the country with some superb views to fore of the Gwendraeth Fach Valley, Ancient Township of Kidwelly and Carmarthen Bay in the distance. Character and charm, love the stained glass window at the entrance door, side living room with patio doors to enjoy the garden and views from. Lovely patio area to the rear to enjoy the beautiful evening sunsets and watch the Red Kites flying above. Various outbuildings include a 3 bay barn/ workshop 18m x 7.7m and a former cottage which may have potential to convert subject to planning. This property is a must see to fully appreciate what it has to offer.

Edge of Mynyddgarreg village on the edge of the Township of Kidwelly and between the main towns of Carmarthen and Llanelli. Pembrey Country Park 3 miles.



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## Location

Rural location on the edge of Mynydd Y Garreg Village which offers village hall, popular junior school and rugby club. Kidwelly with its Ancient Castle, junior schools, shops, eateries, rugby club and main line train station connecting to London Paddington via Swansea and Cardiff. Carmarthen and Llanelli are 10 miles approx offering excellent facilities and shops. Pembrey Country Park is 3 miles with large sandy beach, dry ski slope, enclosed cycle track and woodland walks. Ashburnham and Machynys golf clubs are a further mile in Burry Port and sea front harbour. Ffoslas horse racing course is 4 miles approx.

## Front Porch

Entrance door and door with stained glass window to



## Living Room

3.98m x 4.4m (13' 1" x 14' 5")

Feature fire place ( Capped) with stone

surround. Double glazed window to front.

Radiator and door to



## Sitting Room

3.1m x 4.1m (10' 2" x 13' 5")

Patio doors to side overlooking the garden and views beyond. Window to front and radiator



## Kitchen

5.2m x 2.4m (17' 1" x 7' 10")

Range of base units with worktops over and matching wall units including display cabinets. One and a half bowl ceramic sink unit. Leisure cuisine 100 cooking range with double oven & Grill with 5 ring hob. Space for fridge freezer. Tiled floor. Loft access, tiled floor, radiator and 2 double glazed windows to rear overlooking patio area. Rear door and door to



## Bathroom

1.68m x 2.27m (5' 6" x 7' 5")

Paneled bath with side screen and shower over. Vanity wash hand basin. WC, inset spotlights over, inset spotlights over, opaque window to side, chrome towel radiator, tiled floor and walls.



## Landing

Doors to

## Bedroom 1

2.2/ 3.08m x 4.28m (7' 3" x 14' 1")

Double aspect to front and side with superb views. Radiator.



## Bedroom 2

2.6m x 3.2m (8' 6" x 10' 6")

Double Glazed window to front. Radiator.

## Bedroom 3



2.5m x 1.98m (8' 2" x 6' 6")

Window to front and radiator.

### Externally

Separate entrance off to side which comes round to the rear outbuildings. Side lawned garden area with superb views. To the rear is a lovely patio area with part covered area to enjoy the evening sun.





## Outbuildings

Former Cottage 6m x 3.3m Stone, slate and corrugated asbestos range may be suitable to convert STP.

Garage/workshop Double doors.

Stone & Asbestos Range.

Large 3 Bay Barn mostly enclosed with doors to front. 7.7m x 18m

Lean to to side 12m x 4m





## Services

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric, mains Drainage, Boiler and radiators, oil Heating.

## Tenure and Possession

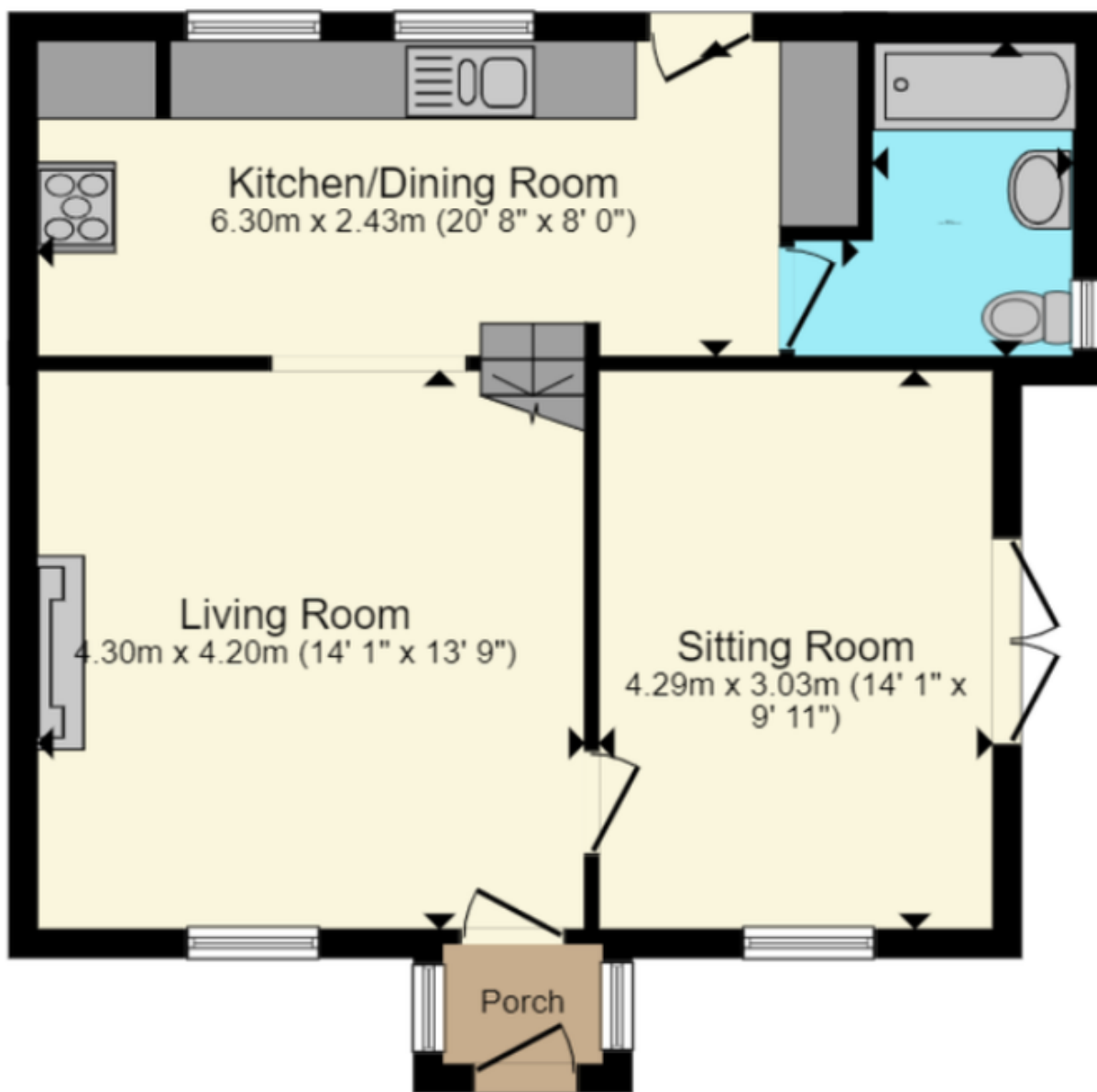
We are informed the property is of Freehold Tenure and will be vacant on completion.

## Council Tax

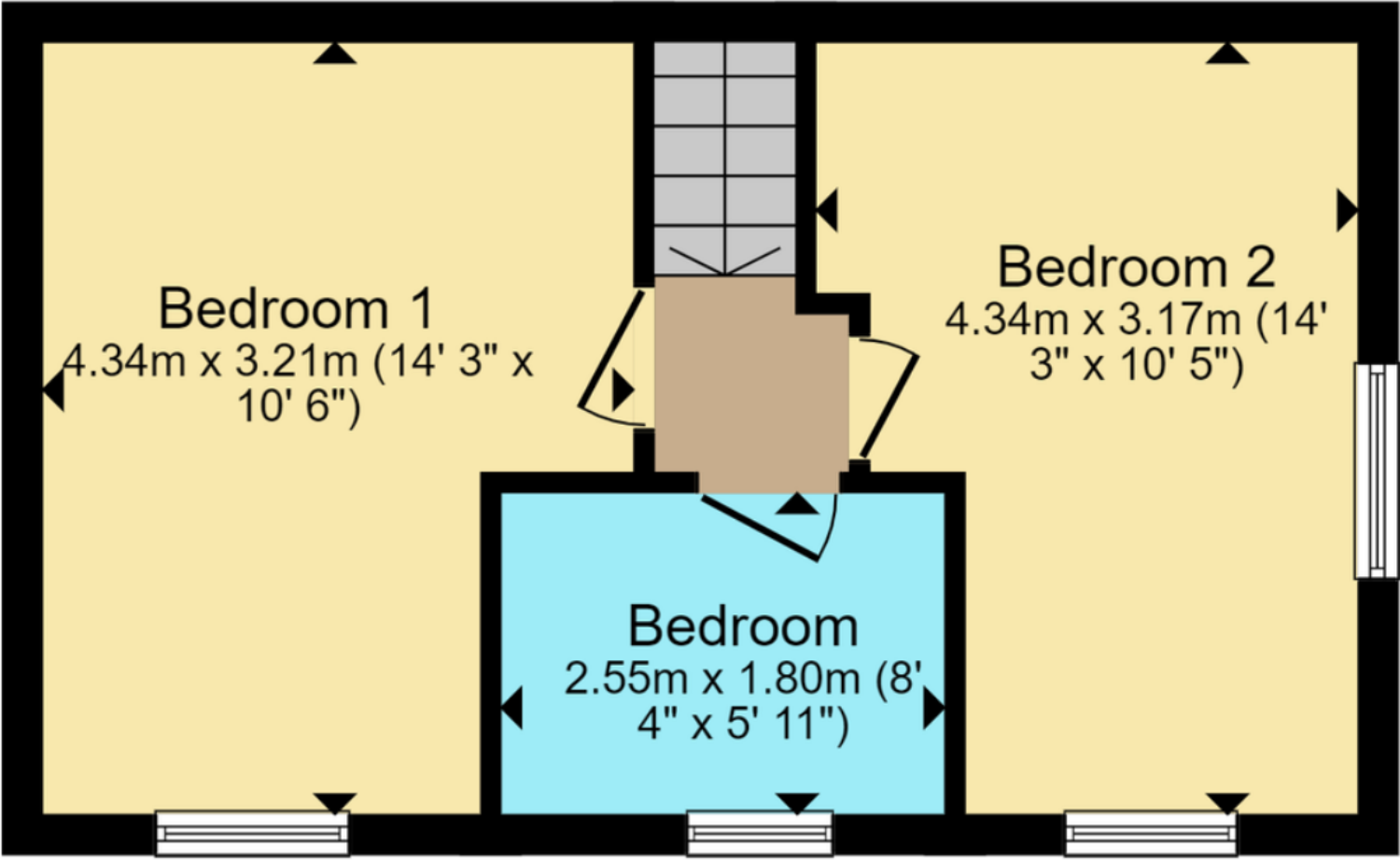
The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: B.

## 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 recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.



Ground Floor ▼



## MATERIAL INFORMATION

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**Council Tax:** Band B

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G great data and voice

**EPC Rating:** E (46)

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

**Flooding Sources:**

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

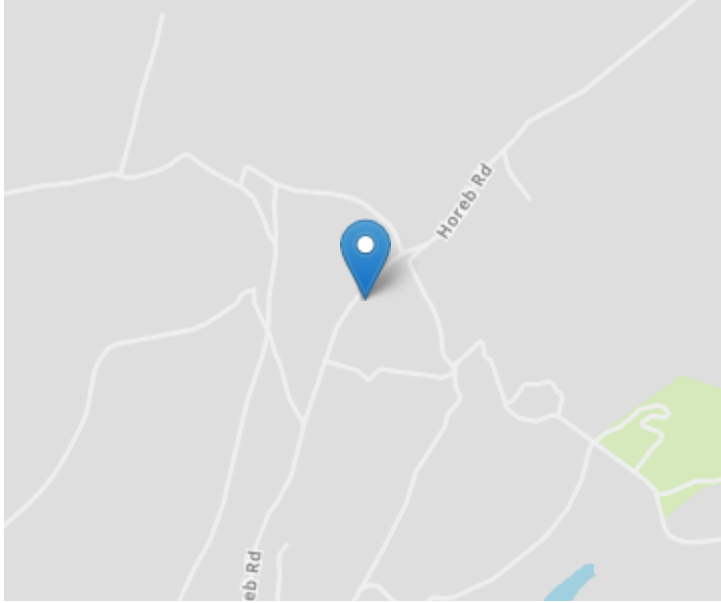
**Any risk of coastal erosion?** No

**Is the property listed?** No

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

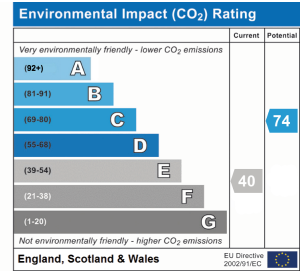
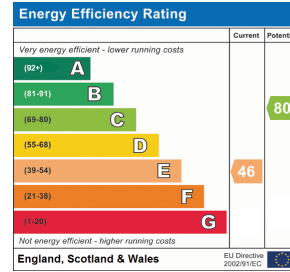
**Any easements, servitudes, or wayleaves?** No

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



## Directions

Directions : From Carmarthen take the A 484 south towards Llanelli. Travel through Cwmffrwd, Idole and Llandyfaelog. Onto the roundabout in Kidwelly and carry on the by pass A 484 and turn first right posted Mynydd Y Garreg. Carry on for half a mile and start on up the hill and turn left into Horeb Road. Carry on and at the junction carry straight on. Pass Ray Gravell Road and carry on passed the chapel and vestry ( Big red brick chapel). Carry on for 100 yards and the property will be found on the right hand side.



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

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