Heathfield Horeb Road, Mynyddygarreg, Kidwelly, SA17 4RH

£455,000

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Est 1978

Davies Craddock Estates are delighted to present a truly unique opportunity to purchase : Heathfield, a spacious four-bedroom main dwelling, alongside The Lodge, a charming two-bedroom annex, both ideally situated on Horeb Road, Mynyddygarreg.

Set back from the road, a driveway provides ample parking for several vehicles, with a convenient double garage and access to both properties.

Heathfield, the main residence, welcomes you through an inviting pillared storm porch into a bright hallway with a handy cloakroom. The ground floor boasts two versatile reception rooms, a well-appointed kitchen, and a utility room. Upstairs, you'll find four generously sized double bedrooms, including a master with en-suite, and a family bathroom.

Outside, a spacious garden offers a patio area, leading to a raised lawn with a chicken coop and decked space. Mature trees and shrubs provide privacy and frame the far-reaching views.

The Lodge, with its own private driveway and side garden, provides flexible accommodation. The ground floor features a comfortable living area, kitchen, shower room, and bedroom. A separate stairway leads to the first floor, revealing an open-plan living space complete with a cloakroom – perfect for independent living or guest accommodation.

With no onward chain, early viewing is essential to see what is on offer.

Comprising of;

- Two Detached Dwellings
- Driveway & Double Garage
- Oil Fuelled Central Heating
- Mains Electric, Water & Drainage
- Council Tax - F (May 2025)
- EPC - Heathfield - D 197m2
- EPC - The Lodge - C 83m2
- Freehold
- No Chain
- Viewing Essential

HEATHFIELD

Entrance Hallway
Stairs to first floor, radiator, storage cupboard, understairs storage cupboard, wooden flooring.

Cloakroom
6'0" x 2'9" approx.
Fitted with w/c, hand wash basin with tiled splash back, radiator, window to front, tiled flooring.

Reception One
21'6" x 12'2" approx.
Bay window to front, double doors to rear, fire place surround with electric fire, two radiators.

Reception Two
16'4" x 14'7" approx.
Bay window to front, radiator, double doors leading to;

Kitchen
14'7" x 16'0" approx.
Fitted with wall and base unit with worktop over, integrated double fridge and double freezer and dishwasher, double mid level oven, hob with extractor hood over, sink and drainer with mixer tap, tiled splash backs, tiled flooring window to rear, door leading to;

Utility
7'5" x 10'9" approx.
Worktop surface with sink and drainer with mixer tap, space for washing machine, tiled flooring window to rear, door to rear leading to garden.

Landing
Wrap around landing with radiator and loft access.

Master Bedroom
16'3" x 12'8" approx. (max)
Window to front, radiator, door into;

En-Suite
7'8" x 6'10" approx.
Fitted with W/C, hand wash basin, shower, mirror cabinet, extractor fan, window to front and side, laminate flooring.

Bedroom Two
16'3" x 16'3" approx.
Wall to wall fitted wardrobes, storage cupboards, radiator, window to rear, door to family bathroom.

Bedroom Three
12'1" x 11'5" approx.
Window to rear, radiator.

Bedroom Four
12'1" x 9'8" approx.
Window to rear, radiator, laminate flooring.

Bathroom
7'3" x 7'6" approx.
Fitted with W/C, hand wash basin cabinet, panelled bath with shower over, window to rear, radiator, extractor fan, vinyl flooring.

External
Enclosed garden with side access. Patio area with steps leading to raised lawn with pathway to decked area and chicken coop, surrounded by mature trees and shrubs with far reaching views. Oil Tank

THE LODGE

Entrance Hallway
Radiator, laminate/carpet flooring.

Shower Room
9'7" x 6'3" approx.
Fitted with W/C, hand wash basin, shower, radiator, storage cupboard, window to front.

Living
14'5" x 14'6" approx.
Window ow to side, double doors to rear.

Kitchen
8'0" x 8'1" approx.
Fitted with wall and base units with worktop over, oven and hob with extractor hood over, sink and drainer with mixer tap, tiled splash backs tiled flooring, boiler, window to side.

Bedroom
10'2" x 9'8" approx.
Window to rear, radiator, fitted wardrobes.

Open Plan Living/Bedroom
19'1" x 22'2" approx (max)
Vaulted ceiling with two Velux style windows, window to rear, two radiators, eave storage, hand wash basin area with separate cloakroom with W/C, (1.53m x 116m approx.)

External
Driveway with side lawn area, steps leading to first floor. Oil tank

Davies Craddock Estates

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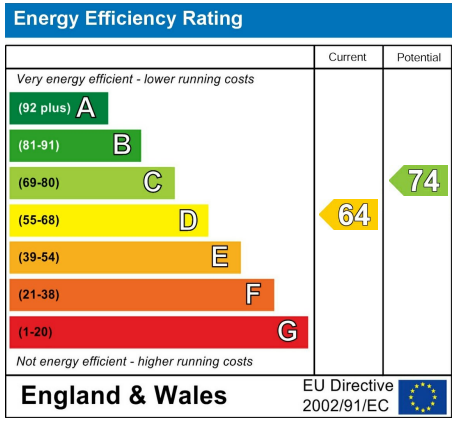

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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

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