





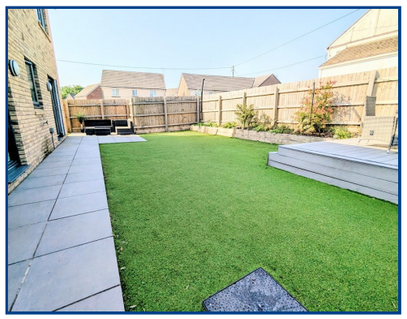
















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Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

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Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Gerddi Gwenllian
Mynyddygarreg
Kidwelly

Offers In Region Of **£349,500**











- Modern Detached 4 Bed (En Suite) Family Home
- High Energy Efficient Home - Energy A Rating
- Popular Village Location Close To Pembrey Coastal Park
- Luxury Well Presented Home - Viewing Advised
- Perfect Blend Of Comfort & Contemporary Living
- Air Source Heat Pump, EV Charger & Solar Panels
- 4 Double Bedrooms & Private Balcony For Relaxation
- Integral Garage & Car Parking Driveway
- Nicely Landscaped Garden & Patio Area
- 10 Minutes Drive From Pembrey Coastal Park

General Description

EPC Rating: A

A modern detached 4 bedroom (en suite) family home located within the picturesque village of Mynydd Y Garreg only minutes from the historic castle town of Kidwelly and Pembrey Country park. The property offers luxurious family sized accommodation ideal for modern day family living, being light and airy throughout, and eco friendly with solar panels, EV charger and heat pump. Outside there are nicely landscaped gardens with car paring driveway and integral garage.

Gerddi Gwenllian, Mynyddygarreg, Kidwelly.

Property Description

A well presented modern detached eco friendly family home offering a perfect blend of comfort, convenient and contemporary living, being light and airy throughout. The property was completed to a good standard back in 2022 with eco friendly features including air source heat pump with battery storage, EV charging point providing an excellent 'A' rating efficient home.

The well appointed luxury accommodation provides entrance hall, open plan living/dining/kitchen area being the perfect space for modern family living with access to utility room and separate WC. The first floor provides landing area leading to Master bedroom suite with en suite facility and door leading out to a private balcony area ideal for relaxation. Second main bedroom is currently used as sitting/TV room again with access out onto balcony, with the other bedrooms being generous doubles all having built in wardrobes and family bathroom.

Outside there is a car parking driveway providing good off road parking with integral garage offering good space.

The property has a pleasant semi rural convenient spot within a popular village being only minutes from the historic town of Kidwelly with it's castle and local amenities including good schooling, shops and rail station. The Pembrey Coastal Park is only some 10 minutes drive away with a beautiful blue flag sandy beach providing lovely coastal walks and cycling paths. The larger towns of Carmarthen and Llanelli are approx. 20 minutes drive away offering a good range of amenities and facilities.

Entrance Hall (6' 01" x 5' 0") or (1.85m x 1.52m)

Front entrance door stairs to first floor, door to:

Open Plan Sitting Room/Dining Room/Kitchen (32' 10" x 19' 00"Max Max) or (10.01m x 5.79m Max)

A most impressive L shaped room ideal for modern day living and family entertaining with living are to front having radiator, laminate flooring, leading on to kitchen/dining area with a range of base and wall cupboards, sink unit, built in fridge/freezer, electric oven with hob and hood over, breakfast island, under stair store cupboard, French doors to rear garden, radiator, laminate flooring, door to:

Utility Room (10' 11" x 7' 01") or (3.33m x 2.16m)

Fitted base cupboards with sink unit, plumbing for washing machine, access to integral garage, door to:

Separate WC (6' 01" x 2' 11") or (1.85m x 0.89m)

Comprising WC and wash basin, heated towel rail.

First Floor Landing

Access to loft space, built in cupboard housing the hot water cylinder, doors to:

Bedroom 1 (17' 04" Max x 12' 01" Max) or (5.28m Max x 3.68m Max)

An L shaped room with window to front, radiator, fitted wardrobe, door to outside private balcony to relax and enjoy, door to:

En-Suite Shower Room (6' 06" x 4' 08") or (1.98m x 1.42m)

Modern suite comprising fully tiled shower cubicle, WC wash basin, heated towel rail, tiled flooring.

Bedroom 2 (11' 08" x 10' 08") or (3.56m x 3.25m)

Currently used as sitting/tv room with double glazed sliding patio doors to private balcony, fitted wardrobes, store cupboard, radiator.

Gerddi Gwenllian, Mynyddygarreg, Kidwelly.

Bedroom 3 (10' 04" x 8' 09") or (3.15m x 2.67m)

Window to rear, radiator, fitted wardrobes.

Bedroom 4 (10' 00" x 9' 00"Max Max) or (3.05m x 2.74m Max)

Window to rear, radiator, fitted wardrobes.

Bathroom (10' 04" x 6' 11") or (3.15m x 2.11m)

Modern suite comprising bath with shower over and screen, WC, wash basin, heated towel rail.

Integral Garage (20' 04" x 9' 10") or (6.20m x 3.00m)

Power and light connected, up and over door, EV charging point.

Outside

The property occupies a corner plot with small garden to front, car parking driveway to side with gate leading through to rear enclosed garden. Decking/patio area ideal for relaxation with artificial lawn and paved area, being low maintenance and safe for children and dogs.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Ultrafast broadband is available in the vicinity, please check with your network provider for further information.

Services

Mains electricity, mains water, mains drainage, air source pump, EV charger, Solar Panels.

Tenure

Freehold

Council Tax

E

Directions

From Carmarthen take the main A484 Kidwelly road and continue on for approx 9 miles until arriving at Parc Y Bocs roundabout. Proceed straight on the Kidwelly by pass and take the next left turning signposted Mynydd Y Garreg/Heol Meinciau. Proceed on for approx 0.2 mile and the property can be found further along on the right.











