

Terry Thomas & Co

ESTATE AGENTS



13 Gwenllian Gardens

Mynyddygarreg, Kidwelly, SA17 4PY

Nestled into the historical village of Mynydd y Garreg in an idyllic and sought-after commuter region of Carmarthenshire, Gwenllian Gardens offers the best of modern living but with some surprisingly progressive benefits.

Our expert team has created environmentally responsible homes that don't compromise on living areas or amenities. These spacious homes are magnificently laid out over two floors, offering bespoke kitchens, high spec bathrooms and all luxury home comforts as well as 'A' rated EPC'S and the most modern approaches to reducing energy bills including Solar PV and Battery storage as standard.

Offers in the region of £320,000

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SHORT BROS HOMES

Our clients choose Short Bros Homes because of our luxuriously spacious, beautifully designed homes, but also for the precious added bonus of living in a building that allows for sustainable living, reducing your carbon footprint while allowing you to have all of your home comforts. With state-of-the-art green building technology allowing for reduced energy consumption by us as a building firm and you as a homeowner, your new house at Gwenllian Gardens offers clean, green, affordable, and comfortable living like nowhere else in West Wales.

BUTTERCUP

NB. Please note, all of the internal images are based on property type 'Foxglove' however all properties will have the same interior finishes throughout.

Solar PV

A Solar PV system will enable the home to qualify for the Smart Export Guarantee

(SEG) scheme, which is a government scheme that allows households to get paid for any extra renewable energy they generate.

Solar Battery

The Solar storage battery is a home battery that stores solar energy so that you can use it day or night and self-power your home. Solar panels typically generate more clean energy than your house can use. Powerwall stores that excess solar to make it available on demand, maximising your use of solar and reducing your reliance on the grid.

Electric car charging point

Electric car charging facilities also come as standard.

Wren Kitchen

High quality Wren kitchen will be supplied with a choice of finishes. Kitchen comes with fully fitted integrated dishwasher and fridge freezer as standard.

Floor finishes

High quality luxury vinyl tile to the downstairs and carpet to the upstairs as standard with a choice of colours available.

Externally

Gardens will be fully turfed.

Help to buy

At Gwenllian Gardens, more space and green living doesn't mean more costly homes. You could buy your perfect modern house here using the Help-to-Buy Scheme with just a 5% deposit, for houses under £250,000 purchase price.





GWENLLIAN GARDENS PLAN

Description of the types of houses available

- SNOWDROP
2 Bedroom, Semi-Detached
- BLUEBELL
3 Bedroom, Semi-Detached
- PRIMROSE
4 Bedroom, Semi-Detached
- FOXGLOVE
4 Bedroom, Detached
- DAISY
4 Bedroom, Detached
- BUTTERCUP
4 Bedroom, Semi-Detached



Floor Plan



Type: House - Semi-Detached
Tenure: Freehold
Council Tax Band:

Services:
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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