



## Gerddi Gwenllian

Mynyddygarreg, Kidwelly SA17 4BA

- Detached Four Bedroom Newly Built Property
- Open Plan Kitchen, Dining Room and Living Area
  - Garage With Off Road Parking
- Village Location With All Local Amenities
  - EPC: A
- Energy Efficient Designed Property
- Family Bathroom, En-Suite & Cloakroom
- Air Source Heat Pump & Solar Panels
  - First Floor Balcony
- Viewing By Appointment Only

**£349,950 Freehold**







## Location

## Description

Cymru Estates are pleased to offer for Sale this stunning, newly built Detached four bedroom property. The eco-conscious home, perfectly situated in the picturesque village of Mynyddgarreg just minutes from the historic town of Kidwelly, the beautiful Pembrey Country Park, and the popular Ffos Las Racecourse. Designed with sustainability and modern living in mind, this impressive property holds an Energy Rating of A and is equipped with solar panels, battery storage, an air source heat pump, and an EV charging point. Built from durable facing brickwork with low-maintenance uPVC windows, doors, fascias, and soffits, it combines style, practicality, and efficiency in one exceptional package.

This contemporary four-bedroom home offers high-spec finishes throughout and an abundance of natural light. The open-plan kitchen, dining, and living area creates the perfect space for modern family life, complemented by a utility room and a convenient downstairs WC. Upstairs, the master bedroom features an en-suite and access to a private balcony, while the second bedroom also opens onto the balcony through patio doors, ideal for morning coffee or evening relaxation. All bedrooms are generous doubles with built-in wardrobes. Outside, you'll find front and enclosed rear gardens, with an integral garage with off road parking.

With its light, airy design, eco-friendly features, and tranquil village setting overlooking open green space, this beautiful home offers the perfect blend of comfort, convenience, and contemporary living — just a short drive from local amenities and excellent transport links. EPC: A

## Entrance Hall

Entrance door, staircase to first floor.



## Open Plan Kitchen, Dining & Living Area

I-shaped 32'8" x 18'9" x 11'11" approx

Living Area- Double glazed window to front, radiator.

Kitchen & Dining Area- Fitted with matching base and wall units with worksurface over, 1 & 1/2 bowl sink with drainer and mixer tap, integrated fridge/freezer, integrated electric oven and 4 ring hob with extractor hood over, island with breakfast bar. Radiator, under stairs storage cupboard, uPVC double glazed patio doors to rear garden and window facing rear.

## Utility

10'11" x 7'1" approx

Fitted with base units with worksurface over, stainless steel sink with drainer and mixer tap and plumbing for washing machine. Access to integral garage, uPVC double glazed window to side and door to rear garden, radiator.

## Cloakroom

6'0" x 2'11" approx

Fitted with a two piece suite comprising of low level W.C and wash hand basin. Heated towel rail.

## Landing

Hatch to loft space, cupboard housing water tank.

## Master Bedroom

17'7" x 10'0" approx

uPVC double glazed window to front and door to balcony, fitted wardrobes (lighting), radiator.

## En-Suite

6'6" x 4'8" approx

Fitted with a three piece suite comprising of shower, low level W.C., and wash hand basin. Heated towel rail.

## Bedroom Two

11'8" x 10'5" approx

uPVC double glazed sliding doors to balcony, fitted wardrobes (lighting), storage cupboard, radiator.

## Bedroom Three

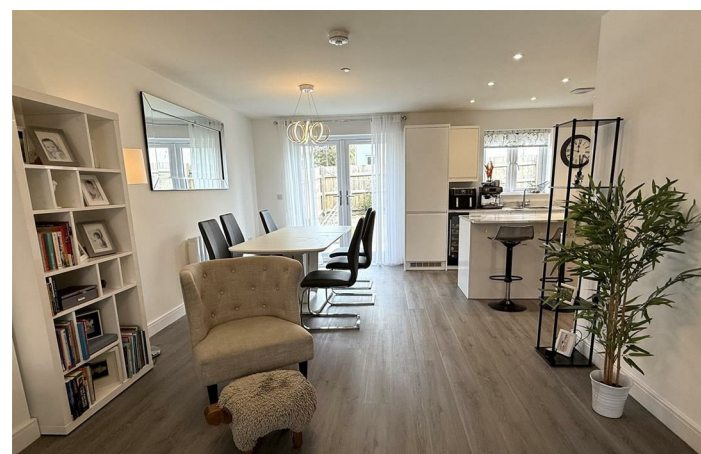
15'3" x 10'0" approx

uPVC double glazed window to rear, fitted wardrobes (lighting), radiator.

## Bedroom Four

12'5" x 8'10" approx

uPVC double glazed window to rear, fitted wardrobe (lighting), radiator.



### Family Bathroom

I-shaped 9'5" x 6'11" x 5'6" approx

Fitted with a three piece suite comprising of bath with shower over and side screen, low level WC, wash hand basin. uPVC double glazed window facing rear, heated towel rail.

### External

Front: Off road parking to side with gated rear access.

Rear: Enclosed rear garden with artificial grass and decking area.

### Integral Garage

20'4" x 9'10"

Up and over door, power and lighting.

### Disclaimer

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains gas, electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy

themselves that they are in good working order and comply with current statutory regulations).

**IMPORTANT INFORMATION:** These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

**DRAFT:** These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.







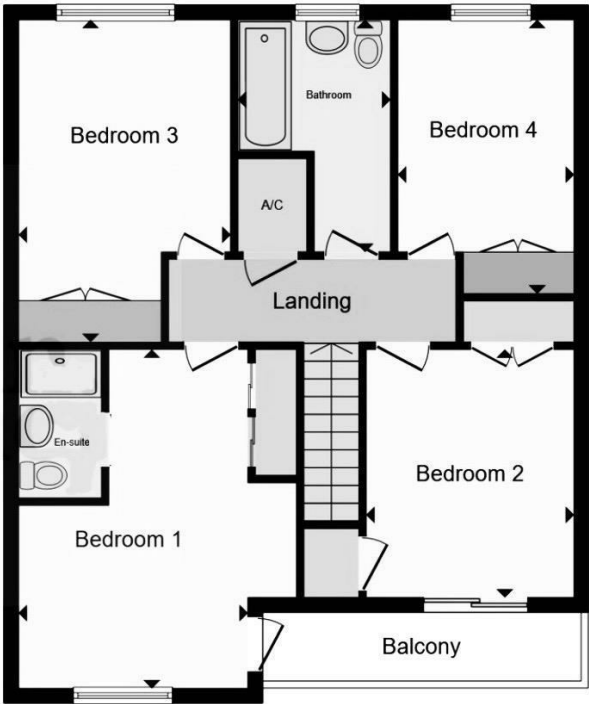
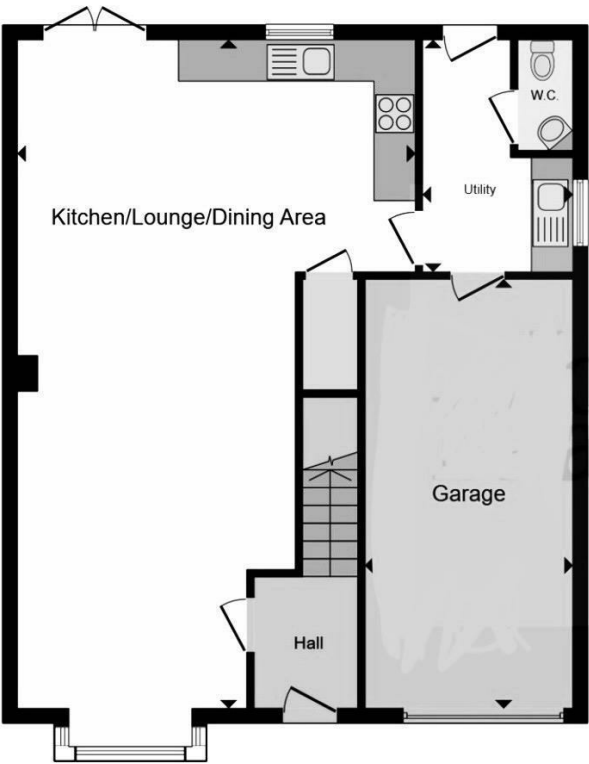
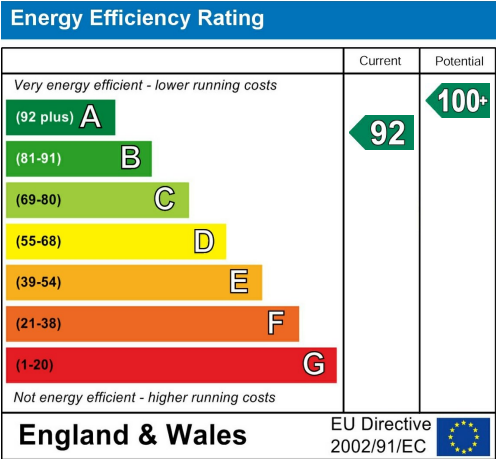








Local Authority Carmarthenshire  
 Council Tax Band E  
 EPC Rating A



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.