



## Meinciau Road

Mynyddygarreg, Kidwelly SA17 4RS

- Newly Renovation Throughout
- Three Bedrooms
- Kitchen With Separate Utility Room
- Off Road Parking & Newly Installed Oil Central Heating
- CHAIN FREE
- Semi Detached Property
- Family Bathroom & Separate Ground Floor W.C. Room
- Open Countyside Viewing From All Windows
- Garden Plot Area
- EPC: D

**Offers Over £159,950 Freehold**







## Location

## Description

Nestled on Meinciau Road in the picturesque village of Mynyddgarreg, Kidwelly, this delightful semi-detached house offers a perfect blend of modern comfort and serene countryside living. With three well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

Upon entering, you will find a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The house has been newly renovated throughout, ensuring a fresh and contemporary feel. A newly installed oil central heating system guarantees warmth and comfort during the colder months, making this home both inviting and practical.

One of the standout features of this property is the stunning open countryside views visible from every window, allowing you to enjoy the beauty of nature from the comfort of your home. The charm of the surrounding landscape is further complemented by a lovely garden located just a short distance away, providing an ideal outdoor retreat for gardening enthusiasts or those who simply wish to unwind in a tranquil setting.

For your convenience, there is off-road parking available and the property is offered chain-free, making for a smooth and hassle-free purchase. This home presents an excellent opportunity for those looking to embrace a peaceful lifestyle in a beautiful rural setting while still being within easy reach of local amenities. Don't miss the chance to make this charming property your own. EPC:D. CHAINFREE.

## Entrance Hallway

Access via uPVC double glazed door, staircase to first floor, radiator.



### **Lounge/ Dining Room**

10'6" x 20'11" approx

Two uPVC double glazed window facing front & rear, two radiators, wall mounted feature electric fireplace, door with fitted shelving leads to understairs storage space.

### **Kitchen**

12'0" x 8'2" approx

Fitted with a range of matching base & wall units with worksurface over, newly fitted built in electric oven and grill, four ring hob with extractor hood over, composite sink unit with mixer tap and drainer, space for fridge & freezer, radiator. Two uPVC double glazed windows to front & rear with obscure glass.

### **Utility Room**

5'11" x 4'8" approx

uPVC double glazed window to rear, plumbing for washing machine, space for tumble dryer, vertical feature radiator.

### **Cloakroom**

Fitted with a two piece suite comprising of Low level W.C., and wash hand basin set in vanity unit.

### **Side Porch**

uPVC double glazed construction with polycarbonate roof, uPVC double glazed door to side.

### **Landing**

Hatch to attic space, storage cupboard.

### **Bedroom One**

uPVC double glazed window to front, radiator.

### **Bedroom Two**

9'6" x 8'1" approx

uPVC double glazed window to rear, radiator.

### **Bedroom Three**

7'11" x 5'5" approx

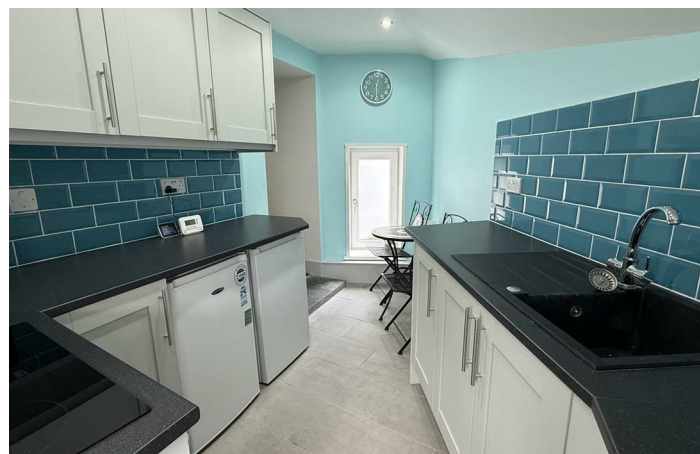
uPVC double glazed window to front, radiator.

### **Family Bathroom**

Fitted with a three piece suite comprising of low level W.C., wash hand basin set in vanity unit and panelled bath, extractor fan, storage cupboard, radiator, uPVC double glazed window to rear with obscure glass.

### **Front External**

Front: forecourt laid with chipping, newly fitted oil tank, newly installed oil central heating boiler, outside tap to side of property.



### Separate Garden Plot

This charming garden is located a short distance from the property and provides a wonderful outdoor retreat. Laid mainly to lawn with established planting, it offers an ideal space for relaxing, growing your own produce, or creating a private seating area. Though not directly connected to the home, the garden provides the rare opportunity to enjoy additional outside space close by.

### Disclaimer

#### GENERAL INFORMATION

**VIEWING:** By appointment with Cymru Estates.

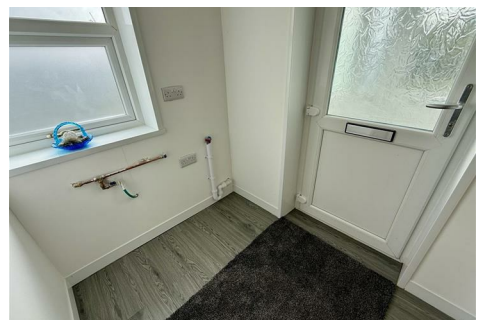
**SERVICES:** Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

**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.







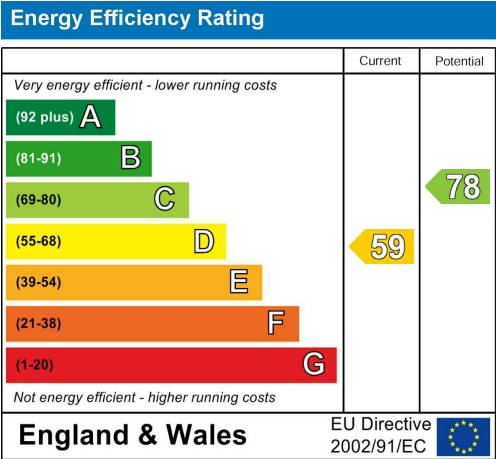








Local Authority Carmarthenshire  
 Council Tax Band B  
 EPC Rating D



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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.