

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
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Est. 1998

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- **ATTRACTIVE MODERN DETACHED HOUSE.**
- **3 BEDROOMS. 2 BATHROOMS. 3 WC's.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **GARAGE AND PRIVATE CAR PARKING.**
- **1.5 MILES KIDWELLY TOWN CENTRE.**
- **NO FORWARD CHAIN.**
- **UNDERFLOOR HEATING TO GROUND FLOOR.**
- **PRIVATE SUNNY SOUTH FACING REAR GARDEN.**
- **MIDWAY CARMARTHEN AND LLANELLI.**

**No 1 Golwg y Twr
Mynyddgarreg
Kidwelly SA17 4RJ**

£249,950 OIRO
FREEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

An attractive most conveniently situated very well presented modern (2013) **DOUBLE FRONTED DETACHED 3 BEDROOMED HOUSE** built to a timber framed design by 'Charles Church' Developers, situated fronting a Class III Council maintained road within **walking distance** of 'Mynyddygarreg' Primary School, Community Hall, children's playground and rugby club at Mynyddygarreg that lies on the edge of the Gwendraeth Fach River Valley approximately a **quarter of a mile of 'Meinciau Road'** that connects **Kidwelly with Meinciau and the B4309 'Carmarthen to Pontyates Road'** (bus route), is within **1 mile of the A484 'Carmarthen to Llanelli' trunk road**, is within **1.5 miles** of the facilities and services at the centre of the ancient township of **Kidwelly** that is renowned for its 12th Century Norman Castle, is within **2 miles of Kidwelly Railway Station**, is within **3 miles of Glyn Abbey Golf Club and Ffos Las Racecourse**, is within **5.5 miles of Pembrey Country Park and Cefn Sidan Sands**, is within **7 miles of Burry Port Harbour**, is within **9 miles of Llanelli town centre** and the property is located some **10 miles south** of the County and Market town of **Carmarthen**. The **Business Park at Cross Hands** and **A48 dual carriageway** being approximately **12 miles** distant.

AIR SOURCE HEAT PUMP - UNDERFLOOR HEATING TO THE GROUND FLOOR - thermostatically controlled **RADIATORS** to the first floor.

PVCu DOUBLE GLAZED WINDOWS. SMOOTH SKIMMED CEILINGS - MOSTLY COVERED.

MOULDED WHITE PANEL EFFECT INTERNAL DOORS. PLASTIC FASCIA AND SOFFIT.

7' 11" (2.41m) CEILING HEIGHTS to the ground floor. **NO FORWARD CHAIN.**

THE BLINDS AND FITTED CARPETS ARE INCLUDED.

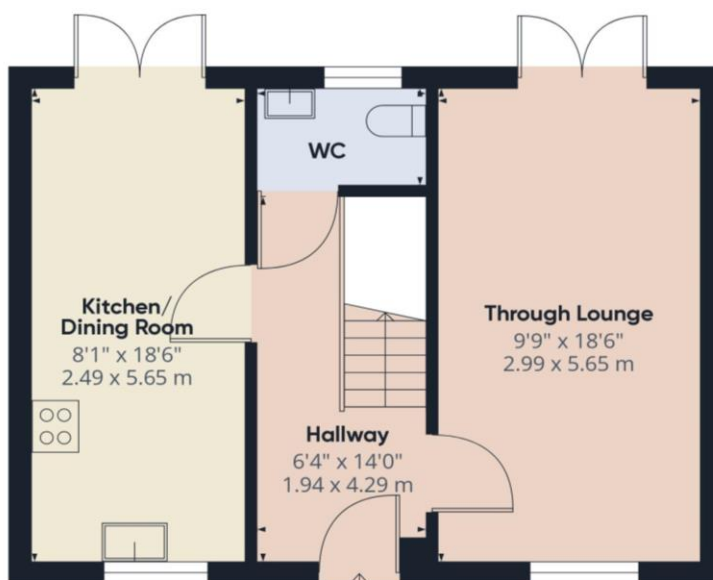
CANOPIED ENTRANCE PORCH with composite entrance door with opaque double glazed lights to

RECEPTION HALL 14' 2" x 6' 5" (4.31m x 1.95m) overall with boarded effect 'cushion' vinyl floor covering. Staircase to first floor. Understairs storage cupboard. Telephone point. 2 Power points. Mains smoke alarm. Underfloor heating digital thermostat control.

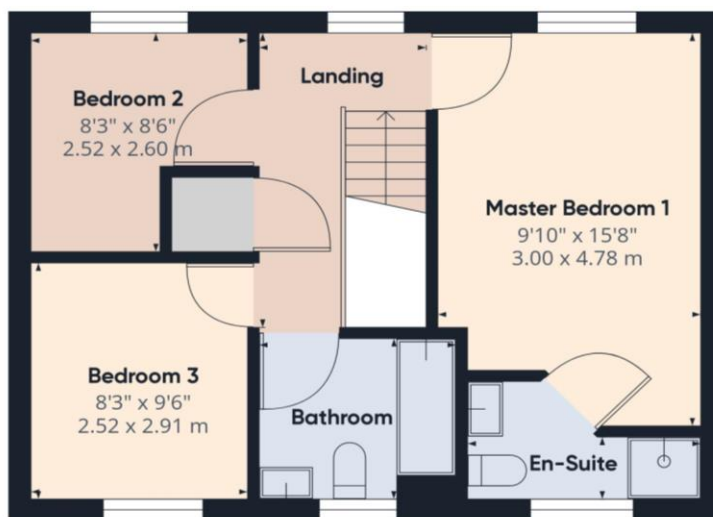
SEPARATE WC 6' 4" x 4' (1.93m x 1.22m) with PVCu opaque double glazed window. Boarded effect 'cushion' vinyl floor covering. Extractor fan. 2 Piece suite in white comprising WC and pedestal wash hand basin with tiled splashback. Cloak hooks.

THROUGH LOUNGE 18' 6" x 9' 10" (5.63m x 2.99m) with underfloor heating digital thermostat control. Double aspect. 8 Power points. TV and telephone points. PVCu double glazed window to fore. PVCu double glazed double French doors to and overlooking the rear garden.

FITTED KITCHEN/DINING ROOM 18' 6" x 8' 2" (5.63m x 2.49m) with boarded effect 'cushion' vinyl floor covering. Underfloor heating digital thermostat control. Double aspect. PVCu double glazed window to fore. PVCu double glazed double French doors to and overlooking the rear garden. 11 Power points plus fused point. Range of fitted base and eye level kitchen units incorporating a sink unit, electric oven, ceramic hob with splashback and canopied cooker hood. Plumbing for washing machine.



Ground Floor Building 1



Floor 1 Building 1

FIRST FLOOR - thermostatically controlled radiators.

LANDING with mains smoke alarm. Access to loft space. Radiator.

BUILT-IN AIRING/LINEN CUPBOARD OFF housing the pressurised hot water cylinder. C/h timer control for the underfloor heating and domestic hot water.

MASTER BEDROOM 1 13' 6" x 9' 11" (4.11m x 3.02m) with PVCu double glazed window to rear with a **view on a clear day over Carmarthen Bay towards Caldey Island and Tenby in the distance**. C/h timer control (first floor). Radiator. 6 Power points. Tv point.

EN-SUITE SHOWER ROOM with radiator. PVCu opaque double glazed window. Extractor fan. Shaver point. Bathroom cabinet. 2 Piece suite in white comprising pedestal wash hand basin with tiled splashback and WC. Tiled shower enclosure with plumbed-in shower over and shower door.

REAR BEDROOM 2 8' 7" x 8' 4" (2.61m x 2.54m) overall 'L' shaped with radiator. PVCu double glazed window. Telephone point. 6 Power points.

FRONT BEDROOM 3 9' 7" x 8' 3" (2.92m x 2.51m) with PVCu double glazed window. 4 Power points. Radiator.

FAMILY BATHROOM 7' 4" x 6' 4" (2.23m x 1.93m) overall with vinyl floor covering. Part tiled walls. Radiator. PVCu opaque double glazed window. Bathroom cabinet. Shaver point. 3 Piece suite in white comprising pedestal wash and basin, WC and panelled bath with shower attachment.

EXTERNALLY

Paved/decoratively stoned forecourt. Gated pathway to one side with bin storage. Side tarmacadamed entrance drive providing hard standing for up to 2 vehicles that leads to the garage. There is to the rear an enclosed sunny south facing mainly lawned garden with herbaceous borders, a variety of ornamental shrubs and a paved sun terrace that **enjoys a good degree of privacy. OUTSIDE LIGHTS and WATER TAP.**

MITSUBISHI ELECTRIC AIR SOURCE HEAT PUMP

LINKED GARAGE 20' x 10' 7" (6.09m x 3.22m) with power and lighting. Up-and-over garage door. 4 Power points.

GARDEN STORE SHED to rear of the garage.

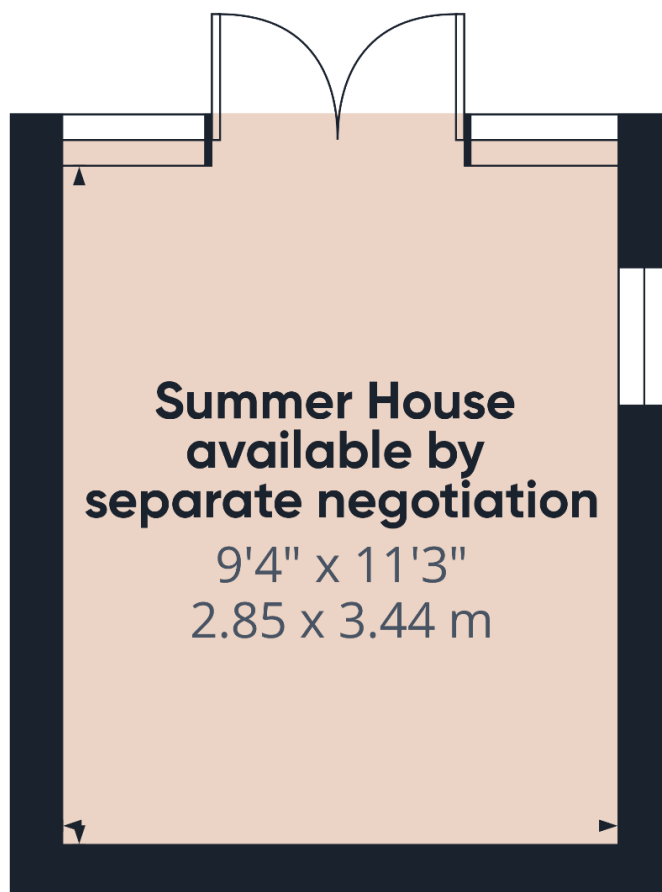
INSULATED SUMMER HOUSE 11' 3" x 9' 4" (3.43m x 2.84m) AVAILABLE BY SEPARATE NEGOTIATION. Power and lighting.











Ground Floor Building 2

DIRECTIONS: - From the **Carmarthen or Llanelli directions**, turn off the **A484 Kidwelly by-pass** into **'Meinciau Road'** signposted **Mynyddygarreg**. Continue **through** Mynyddygarreg **past** the left hand turning for 'Llangadog Road' and bus stop/lay-by continuing **past** the left hand turning for 'Parc y Garreg' and **up the hill**. As you travel up the hill travel **past** the sign for Mynyddygarreg **turn first left opposite** the bus stop into **'Horeb Road'**. Travel to the **end of 'Horeb Road'** and at the **crossroads turn left** and the property is the **second on the left hand side before** the turning into 'Golwg y Twr' cul-de-sac.

ENERGY EFFICIENCY RATING: - C (73).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 0290-4279-0622-1395-3973.

SERVICES: - Mains electricity, water (metered) and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: - BAND D. 2024/25 = £2,159.50p. **Oral enquiry only.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

16.04.2024 - REF: 6795