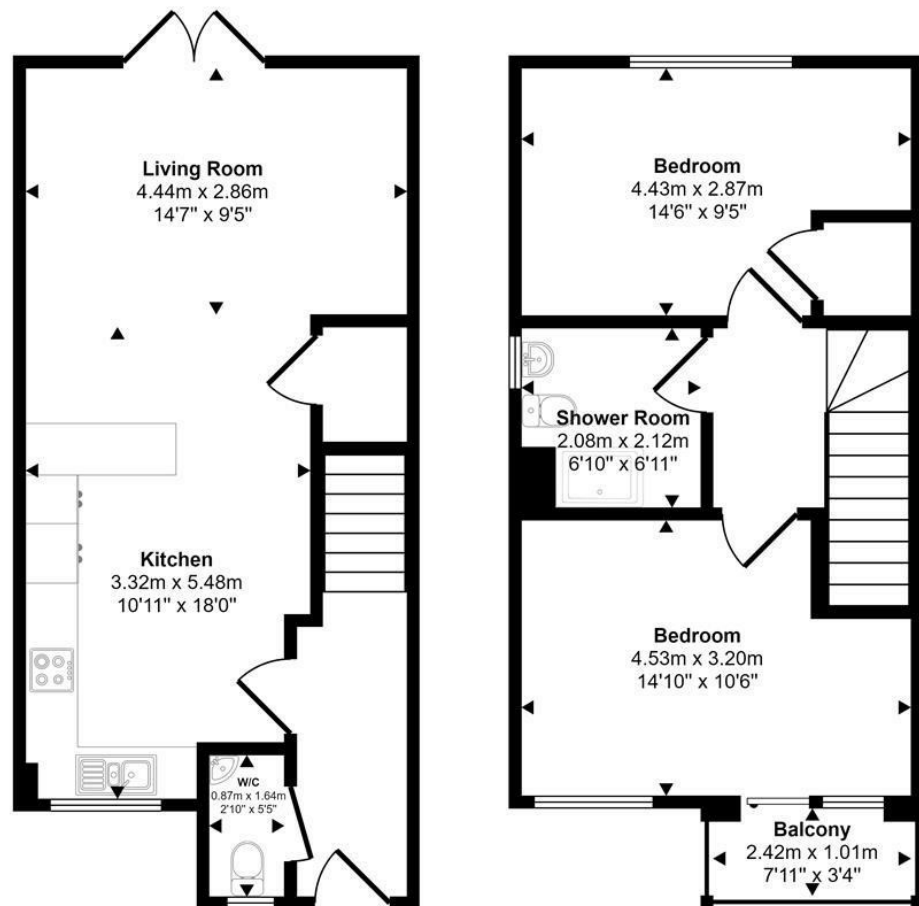


Approx Gross Internal Area
78 sq m / 838 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION

VIEWING: STRICTLY BY APPOINTMENT ONLY via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band C

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

CFP/CFP/08/24

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

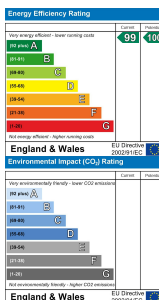
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

21 Gerddi Gwenllian, Mynyddygarreg, Kidwelly, Carmarthenshire, SA17 4BA

- SEMI-DETACHED HOUSE
- APPROX 27 FOOT LIVING/KITCHEN
- ENCLOSED REAR GARDEN
- BALCONY OFF MASTER BEDROOM
- HEATING - OIL
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- SOLAR PANELS
- SHOWER ROOM
- EPC - A

£225,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

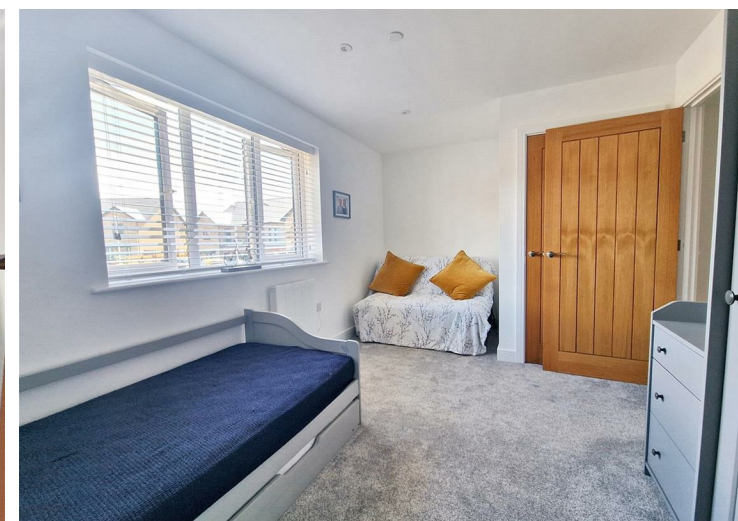
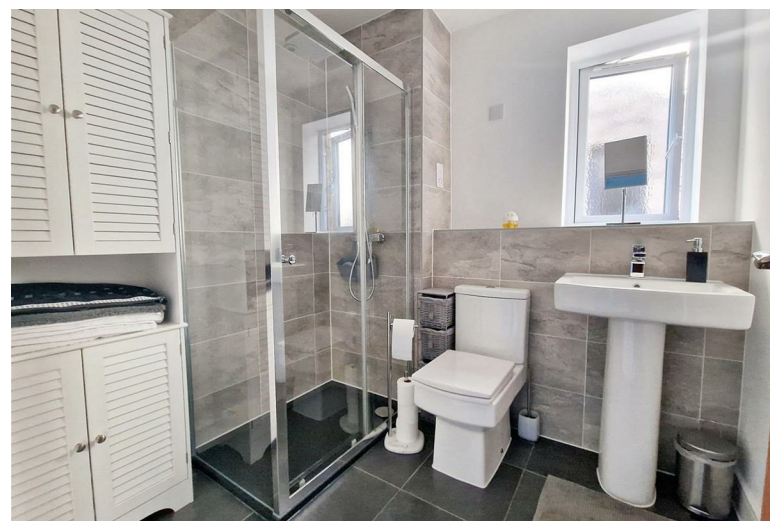


9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile





A Unique Opportunity to Own a Modern Eco-Friendly Home in the Charming Village of Mynyddygarreg

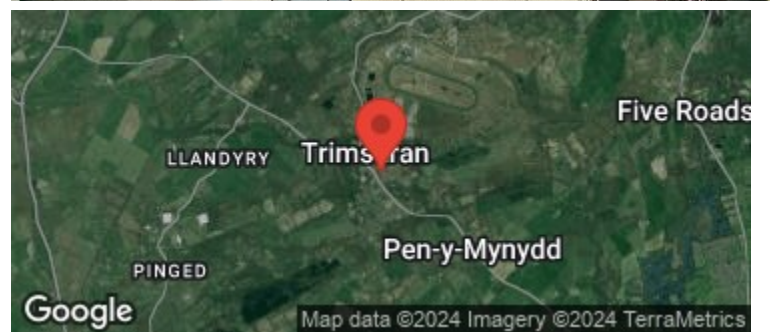
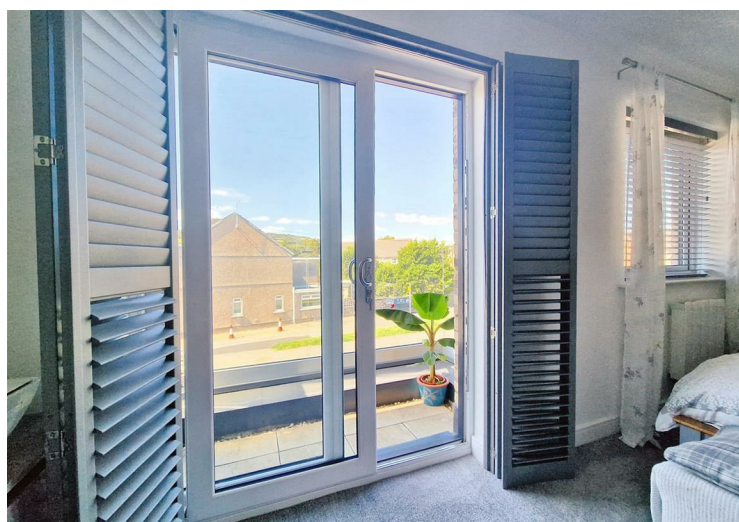
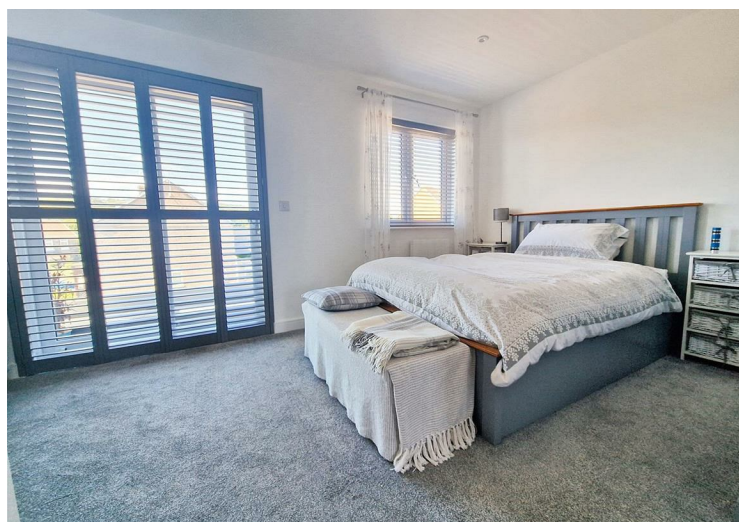
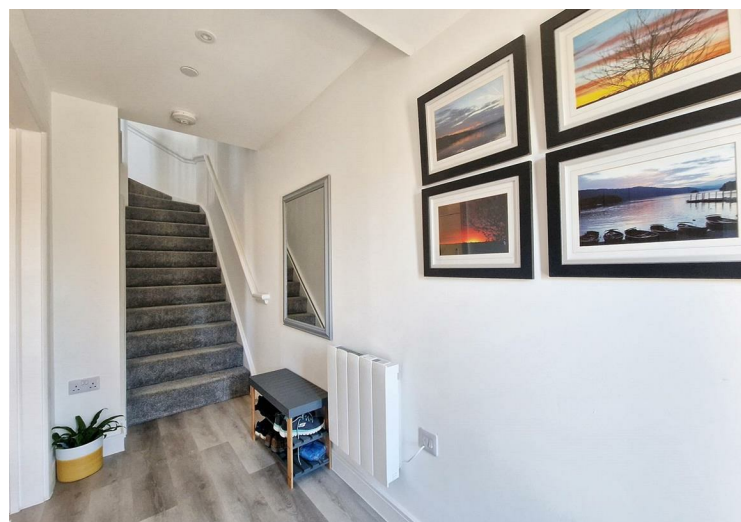
This exquisite, newly built home (2022) is an absolute treasure, nestled in the heart of Mynyddygarreg Village, just a stone's throw from the historic town of Kidwelly, the stunning Pembrey Country Park, and the renowned Ffos Las Racecourse.

Designed with sustainability in mind, this property boasts an impressive Energy Rating of A. Spread across two thoughtfully designed floors, it features high-spec amenities and finishes throughout—a true must-see to fully appreciate.

The welcoming entrance leads to a bright hallway, convenient W.C., and an open-plan living space that seamlessly blends the lounge, dining, and kitchen areas. French doors open onto a beautifully maintained rear garden, while a cleverly positioned storage cupboard adds practicality to the space.

The first floor offers two double bedrooms. The front bedroom is a standout, featuring shuttered patio doors that open onto a private balcony—perfect for enjoying the views. A sleek family shower room completes this floor.

The front of the property is attractively landscaped with bark and shrubs, with a pathway providing side pedestrian access via a secure gate. The rear garden is a serene retreat, laid to lawn with a delightful patio area—ideal for alfresco dining or savoring your morning coffee. A rear gate provides convenient access to two private off-road parking spaces, complete with an electric car charging point.



DIRECTIONS

Directions: From Carmarthen, take the A484 towards Kidwelly, past Morrisons & Halfords etc, & continue along this road for approx 8 miles. At the roundabout carry straight on, proceed over the bridge and then take the next left turning to Mynyddygarreg. Continue along this road and the property will be on your right.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.