

Floorplan

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 D

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/01/25 OK

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

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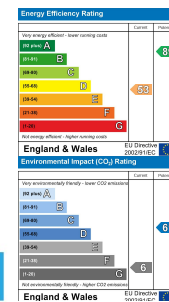


Tan Y Ffynnon Meinciau Road, Mynyddygareg, Carmarthenshire, SA17 4RP

- DETACHED BUNGALOW
- 0.66 ACRE PLOT (APPROX)
- COUNTRYSIDE VIEWS
- 2 MILES FROM KIDWELLY
- HEATING - BOTTLED GAS
- THREE DOUBLE BEDROOMS
- WRAP AROUND GARDEN
- OFF ROAD PARKING
- 6.5 MILES FROM CEFN SIDAN BEACH
- EPC RATING - E

£450,000

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The Agent that goes the Extra Mile





An incredible opportunity to purchase a beautiful detached bungalow which also has the added wow factor of sitting in a 0.66-acre plot (approx). The property offers generous family accommodation and boasts stunning countryside views within the village of Mynyddgarreg.

Situated in a highly desirable elevated position, with easy access to Kidwelly for your local amenities and the wonderful Pembrey Country Park, the property features ample off-road parking and a versatile plot to create your own perfect space.

The home offers a cosy living room with a wood-burning fire, perfect for evenings in after a day spent in the garden. a conservatory that serves as a relaxing space to enjoy the gardens, no matter the weather, and a well-equipped fitted kitchen/dining room, offering a perfect space for everyday family life as well as a space to entertain. There is a W/C located off the dining room which also has external access, handy when working in the garden. The bungalow also benefits from three double bedrooms and a modern family shower room.

Externally, the property is set within 0.66 acres of land (approx) including lawned gardens. A pathway from the garden leads to a former garage, as well as steps to a glasshouse, a pond, a polytunnel and additional storage sheds. There is also vehicle access from the front driveway up to the rear of the plot, making it an extremely practical set-up for future projects and access. The property's elevated position provides picturesque countryside views and has easy access to many beautiful woodland walks. from your own garden.

With its idyllic setting, practical features, and scope for outdoor enjoyment, this property is an excellent choice for families seeking a harmonious blend of comfort and rural charm in a village setting.



DIRECTIONS

From our Carmarthen office continue on to Lammas street and turn left at the junction for Morfa Lane. At the next roundabout take the third exit on to A484. Continue on the bypass and turn left, signposted Mynyddgarreg. Continue for approximately 1.5 miles and the property can be found on the left hand side, denoted by our for sale board.

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