

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.

VIEWING: 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.

COUNCIL TAX: Band 'D'

HEATING: Oil

ref: IK/ LLE /MAY / 25/OK EJL

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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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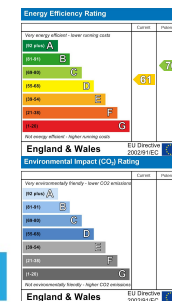


## The Lambs Mynydddygarreg, Llanelli, Carmarthenshire, SA17 4RP

- DETACHED HOUSE
- FOUR BEDROOMS
- MODERN KITCHEN/DINER
- GARDEN WITH PATIO AREA
- OIL CENTRAL HEATING
- SEMI-RURAL LOCATION
- CONSERVATORY
- LIVING ROOM WITH LOG BURNER
- DRIVEWAY PARKING AND GARAGE
- EPC RATING: D

**£350,000**

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**The Agent that goes the Extra Mile**





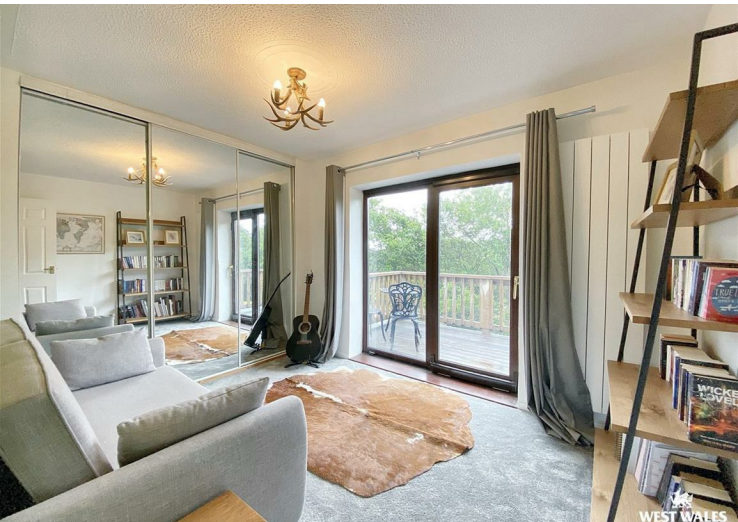


A great opportunity to acquire an attractive detached house, situated in the semi-rural location of Mynyddgarreg, Llanelli. Located just a short drive from historic coastal town of Kidwelly, you are also within easy driving distance of both Llanelli and Carmarthen. The property boasts lovely countryside views to the rear, and would make a brilliant family home. Viewing is highly recommended to appreciate all the property has to offer!

The ground floor accommodation comprises; entrance hallway with a w/c, living room with log burning stove, kitchen/dining room, and a conservatory which is currently utilised as a family room. The first floor provides a modern family bathroom, and four bedrooms. One bedroom is currently used as an additional sitting room, and also boasts a balcony with lovely views over the surrounding landscape.

Externally, the property benefits from ample off-road parking for several vehicles. An adjoining garage provides additional secure parking and a great storage space. A mature lawned garden is located to the rear with benefits from those lovely countryside views. A contemporary patio area also offers space for outside seating, ideal for relaxing with all your family and friends on those summer evenings.

The ancient township of Kidwelly made famous by its famous Norman castle is conveniently situated midway between Carmarthen and Llanelli. Kidwelly offers a wide range of amenities including schools, shops, etc. There is also a railway station making Cardiff, Swansea, and other destinations easily accessible. Local leisure facilities include golf courses at Glyn Abbey and Ashburnham, the nearby Pembrey country park, and horse racing at Ffos Las.



### DIRECTIONS

From Carmarthen take the A484 towards Kidwelly, passing Morrisons on your left. At the next roundabout take the 2nd exit, continuing on the A484. Bear left onto the B4309 and continue on road for approx 4.1 miles. Just before reaching Meinciau, take a right onto passing through Four Roads. Continue onto Meinciau Road, where the property is located on the right hand side. What/Three/Words:///response.ranks.flattens

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.