

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.

ADD/REM/01/26 DRAFT

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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Old Post Office Meinciau, Kidwelly, Carmarthenshire, SA17 5LE

- DETACHED HOUSE
- AMPLE OFF ROAD PARKING
- VILLAGE LOCATION
- APPROXIMATELY 8 MILES FROM CARMARTHEN
- GAS CENTRAL HEATING
- THREE BEDROOMS*
- NO CHAIN
- CLOSE TO AMENITIES
- BEAUTIFULLY PRESENTED
- EPC RATING: E

£250,000

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

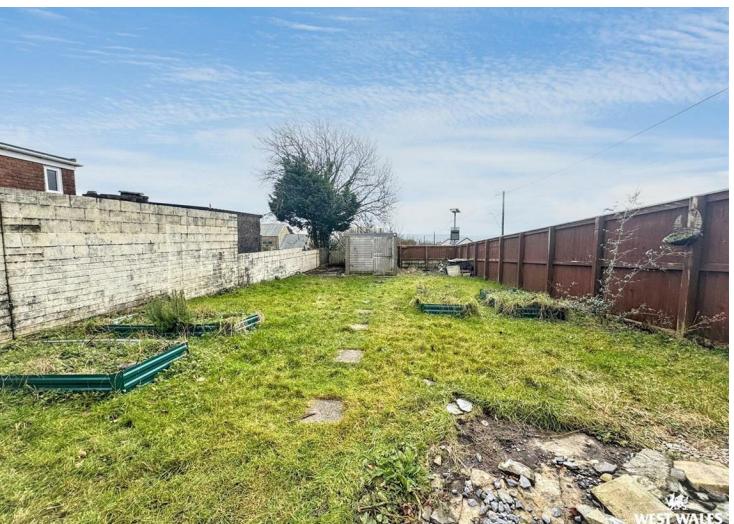
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PROTECTED

The Property
Ombudsman

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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



A fantastic opportunity to purchase this three-bedroom detached property situated in the village of Meinciau, which has incredible views. The house would appeal to so many whether you are looking at taking the first steps on the housing ladder or looking for a property to grow your family this house has it all. Viewing is highly recommended to appreciate all this property fully has to offer.

The ground floor accommodation comprises an entrance hall/utility area, WC, and an open-plan kitchen/dining room fitted with units and integral cooker, hob and fridge, with views over the garden and surrounding countryside. There is also a living room featuring an exposed stone wall and a bioethanol "wood-effect" burner.

To the first floor, there is a family bathroom with a shower over the bath, along with two bedrooms, one of which benefits from built-in storage.

There is a further converted loft currently utilised as a bedroom with en-suite facilities and under-eaves storage.

The property also includes a basement level, currently used as a playroom, with French doors opening out and leading via stone steps to the rear garden. This room could also be used as a potential bedroom with a door added at the bottom of the stairs for added privacy.

Externally, the property is fenced and gated. To the front, there are two lawned areas, a patio area which would be a perfect place for alfresco dining, and a gravelled area providing off-road parking. To the rear, there is a patio area with steps leading up to an additional lawned area.

Meinciau is a small rural village situated in the county of Carmarthenshire, West Wales, surrounded by open countryside and farmland. The village offers a quiet, rural setting while remaining within reasonable reach of nearby towns of Llanelli and Carmarthen and local amenities.



DIRECTIONS

From our office on Dark Gate in Carmarthen, Head towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 3rd exit onto A484, At the roundabout, take the 3rd exit and stay on A484, At the roundabout, take the 2nd exit and stay on A484, Turn left onto B4309, Continue onto B4309, The property will be on your left. What3Words Reference; ///sizzled.stylists.oblige

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