

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'B'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

Take on AKF/SC/0625/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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655



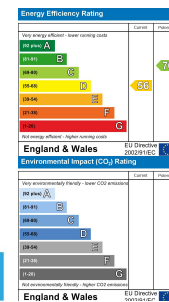
## Blaen Pant Meinciau Road, Mynyddygarreg, Kidwelly, Carmarthenshire, SA17 1DD

- Traditional, Detached Bungalow
- Lounge & Sitting Room
- Driveway
- Idyllic Location Set in Rural Charm
- EPC RATING D. COUNCIL TAX BAND C.

- Two Bedrooms
- Spacious Wrap-around Garden
- Oil Central Heating
- Chain-free!

£225,000

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*The Agent that goes the Extra Mile*







Sitting pretty and proud in a idyllic location with valley views to the front and fields behind we have for sale this detached, traditional bungalow chain-free and ready to view! Lovingly known as "Blaen Pant" this property sits on a spacious plot which measures 0.25 of an acre (measured by Pro-map) on the cusp of Mynyddgarreg and has been loved throughout the years, and is now looking for its next lucky owner to love it again. Call us today on 01554 759655 to arrange a viewing. EPC RATING D. COUNCIL TAX BAND C.

Accommodation comprises : Hallway, lounge, dining room, kitchen, bathroom and two bedrooms. Externally the property sits on a spacious plot which measures 0.25 of an acre and is mainly laid all to lawn surrounded by mature shrubs and trees with a driveway to the side offering off-road parking.

Mynyddgarreg is a small village situated across the dual carriageway of Kidwelly. 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.

## ..AGENTS VIEWING NOTES

### HALLWAY

### LOUNGE

### SITTING/DINING ROOM

### KITCHEN

### BATHROOM

### BEDROOM 1

### BEDROOM 2



## DIRECTIONS

At our office head towards Station Road and at the traffic lights turn right. Stay in the left-hand lane and follow the road to another set of traffic lights which you go straight across. Follow the road until you get to Sandy Roundabout, taking the third turning off for Sandy Road and follow the road through Pwll coming into Burry Port. At the roundabout take the second turning off and follow the road passing a petrol station on your left keep on the road and follow it until you get to Pembrey. Keep travelling on that road and you will drive through the village of Pembrey going past a car garage on your left and the sign for Pembrey Country Park. At the end of the road you will approach a roundabout, take the second turning off and drive up the by-pass, take the second turning on your right signposted for "Mynyddgarreg". Follow the road into the villane and drive along going past the "Kidwelly Arms" on your left. just See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.