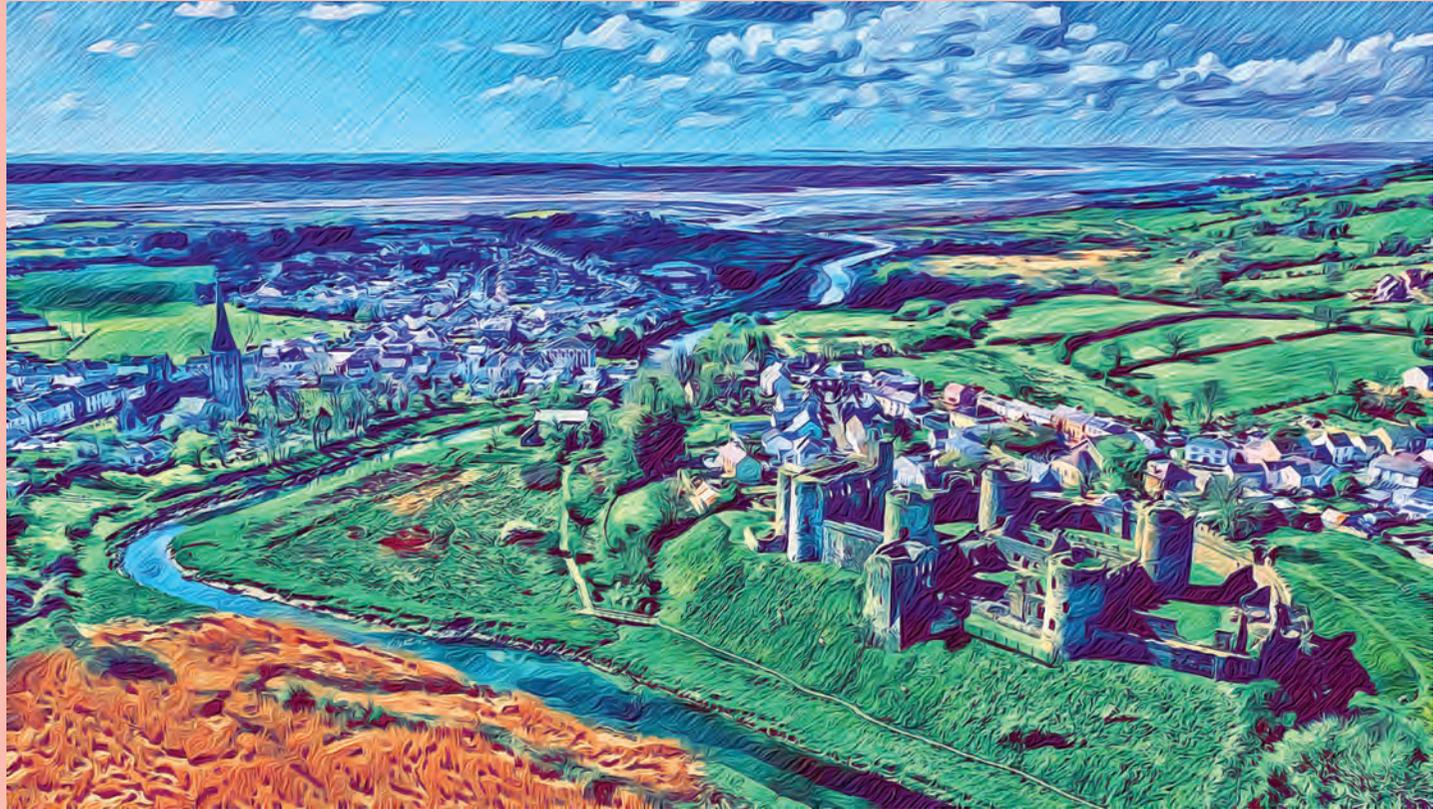


2 Rhodfa Mount Pleasant, Kidwelly, Carmarthenshire, SA17 5BD



This fabulous family home was built in 2021 and benefits from a 10 year builders warranty. Offering over 2000sqft of bright, spacious accommodation. The finish is excellent and the style is contemporary.

With five double bedrooms, two bathrooms, two reception rooms and a stunning kitchen family room across the South facing rear of the house, there is ample space for a family to enjoy! There is also a utility room and downstairs WC.

The rear garden is also South facing and backs onto open countryside with far reaching views to the mouth of the Gwendraeth River (all the windows from the rear of the house enjoy these views).

To the front of the house there is a driveway with parking for a number of cars and an integral garage.

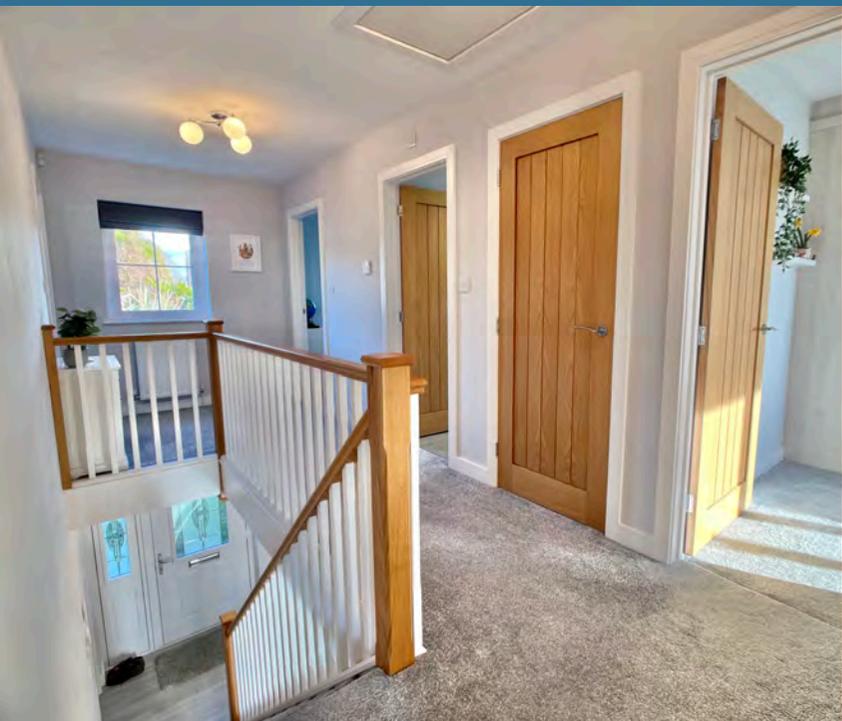


£549,995 FREEHOLD









Accessed via a private road, this small development of three detached family homes is nestled on the edge of Kidwelly.

There is a lawned front garden and driveway leading to an integral garage.

The front door leads into an inviting central reception hall, which offers access to the two formal living rooms on either side and the stairs rise to the first floor from here too.

To the rear of the house there is a fabulous kitchen family room that stretches 30' across the back of the house. This side of the house faces South and boasts fantastic views over the gardens and onto the countryside and sea in the distance. The kitchen is contemporary in style and off the dining area there are bi-fold doors leading out to the rear garden.

From the kitchen there is a door leading into the utility room which in turn gives access to the downstairs WC and Garage.

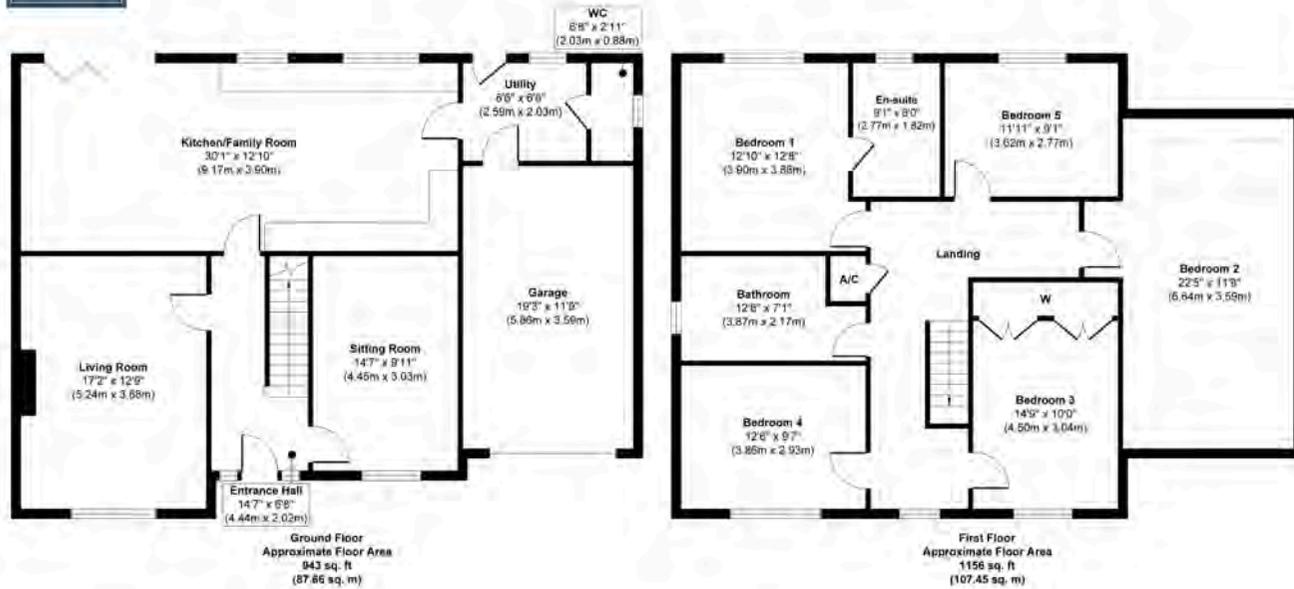
On the first floor, surrounding the spacious central landing there are five double bedrooms and a generous family bathroom. The master bedroom has an ensuite.

The rear garden is level with an open aspect and it is South facing with far reaching views.





## 2 Rodfar Mount Pleasant, Kidwelly



**Approx. Gross Internal Floor Area 2099 sq. ft / 195.11 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The property is FREEHOLD

The property is connected to all mains services and the central heating is fired by gas.

The council tax band F (£2,920p.a.)

The EPC rating is B

Historic Kidwelly is a beautiful Welsh town located at the mouth of the Gwendraeth Valley on the A484 between Carmarthen and Llanelli. Kidwelly Railway Station offers direct services to London Paddington and Manchester Piccadilly eastbound and Pembroke Dock, Fishguard and Milford Haven westbound.

Kidwelly Castle provides an imposing backdrop in the heart of the town. Locally there are innumerable attractions from the Industrial Museum to Ffos Las Racecourse, or the coastal pathway to Scarlets Rugby.

Located nearby, the Pembrey Peninsula which extends into Carmarthen Bay. The Peninsula, which is an Area of Outstanding Natural Beauty, is a vast mixture of beach and woodland and offers a number of facilities, including a championship Golf Course, Burry Port harbour for fishing and yachting, and Pembrey Country Park, which has become the leading tourist attraction in Wales. This 500- acre site offers visitors and residents an expanse of blue flag sandy beach, forests and picnic areas and is a haven for wildlife. For those who enjoy a more active lifestyle, there are a wealth of activities on offer which include pitch and putt, dry ski slope, toboggan run, crazy golf and cycle hire - to name a few. The National Botanical Gardens are also near by, which have been voted the number one wonder of Wales' are a magnificent example of a horticultural site and will appeal to all ages.

Carmarthen Town is the County Town of Carmarthenshire, it offers a host of amenities and eateries, and the surrounding area offers a wealth of things to do. Carmarthen is also seen as the gateway to Pembrokeshire with travel times to Tenby and Saundersfoot being around 30 minutes.



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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.



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