



Heathfield Horeb Road, Mynyddgarreg, Kidwelly, SA17 4RH

£525,000



Davies Craddock Estates are delighted to present a truly unique opportunity to purchase : Heathfield, a spacious four-bedroom main dwelling, alongside The Lodge, a charming two-bedroom annex, both ideally situated on Horeb Road, Mynyddgarreg.

Set back from the road, a driveway provides ample parking for several vehicles, with a convenient double garage and access to both properties.

Heathfield, the main residence, welcomes you through an inviting pillared storm porch into a bright hallway with a handy cloakroom. The ground floor boasts two versatile reception rooms, a well-appointed kitchen, and a utility room. Upstairs, you'll find four generously sized double bedrooms, including a master with en-suite, and a family bathroom.

Outside, a spacious garden offers a patio area, leading to a raised lawn with a chicken coop and decked space. Mature trees and shrubs provide privacy and frame the far-reaching views.

The Lodge, with its own private driveway and side garden, provides flexible accommodation. The ground floor features a comfortable living area, kitchen, shower room, and bedroom. A separate stairway leads to the first floor, revealing an open-plan living space complete with a cloakroom – perfect for independent living or guest accommodation.

With no onward chain, early viewing is essential to see what is on offer.

Comprising of;



- Two Detached Dwellings
- Driveway & Double Garage
- Currently Awaiting Grant Of Probate
- Oil Fuelled Central Heating
- Mains Electric, Water & Drainage
- Council Tax - F (May 2025)
- EPC - Heathfield - D 197m2 The Lodge - C 83m2
- Freehold
- No Chain
- Viewing Essential

HEATHFIELD

Entrance Hallway

Stairs to first floor, radiator, storage cupboard, understairs storage cupboard, wooden flooring.

Cloakroom

6'0" x 2'9" approx.

Fitted with w/c, hand wash basin with tiled splash back, radiator, window to front, tiled flooring.

Reception One

21'6" x 12'2" approx.

Bay window to front, double doors to rear, fire place surround with electric fire, two radiators.

Reception Two

16'4" x 14'7" approx.

Bay window to front, radiator, double doors leading to;

Kitchen

14'7" x 16'0" approx.

Fitted with wall and base unit with worktop over, integrated double fridge and double freezer and dishwasher, double mid level oven, hob with extractor hood over, sink and drainer with mixer tap, tiled splash backs, tiled flooring window to rear, door leading to;





Utility

7'5" x 10'9" approx.

Worktop surface with sink and drainer with mixer tap, space for washing machine, tiled flooring window to rear, door to rear leading to garden.

Landing

Wrap around landing with radiator and loft access.

Master Bedroom

16'3" x 12'8" approx. (max)

Window to front, radiator, door into;

En-Suite

7'8" x 6'10" approx.

Fitted with W/C, hand wash basin, shower, mirror cabinet, extractor fan, window to front and side, laminate flooring.

Bedroom Two

16'3" x 16'3" approx.

Wall to wall fitted wardrobes, storage cupboards, radiator, window to rear, door to family bathroom.

Bedroom Three

12'1" x 11'5" approx.

Window to rear, radiator.

Bedroom Four

12'1" x 9'8" approx.

Window to rear, radiator, laminate flooring.

Bathroom

7'3" x 7'6" approx.

Fitted with W/C, hand wash basin cabinet, panelled bath with shower over, window to rear, radiator, extractor fan, vinyl flooring.

External

Enclosed garden with side access. Patio area with steps leading to raised lawn with pathway to decked area and chicken coop, surrounded by mature trees and shrubs with far reaching views. Oil Tank





THE LODGE

Entrance Hallway
Radiator, laminate/carpet flooring.

Shower Room
9'7" x 6'3" approx.
Fitted with W/C, hand wash basin, shower, radiator, storage cupboard, window to front.

Living
14'5" x 14'6" approx.
Window ow to side, double doors to rear.

Kitchen
8'0" x 8'1" approx.
Fitted with wall and base units with worktop over, oven and hob with extractor hood over, sink and drainer with mixer tap, tiled splash backs tiled flooring, boiler, window to side.

Bedroom
10'2" x 9'8" approx.
Window to rear, radiator, fitted wardrobes.

Open Plan Living/Bedroom
19'1" x 22'2" approx (max)
Vaulted ceiling with two Velux style windows, window to rear, two radiators, eave storage, hand wash basin area with separate cloakroom with W/C, (1.53m x 116m approx.)

External
Driveway with side lawn area, steps leading to first floor. Oil tank





Davies Craddock Estates

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	74
England & Wales		EU Directive 2002/91/EC

Average Broadband Speed

Estimated

STANDARD	SUPERFAST	ULTRAFAST
8 mb/s	49 mb/s	1800 mb/s

Mobile Coverage

Based on indoor network strength

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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.