



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**Hazel Brook  
Mynyddygarreg  
Kidwelly  
Carmarthenshire  
SA17 4PY**

Offers In Region Of **£235,000**



- Deceptively Spacious Detached Bay Fronted 2 Bed Bungalow
- Popular Semi Rural Spot Close To Amenities
- Good Potential On Offer Requires Modernisation
- Hall, 2 Beds, Kitchen, Dining Room, Living Room, Bathroom
- Mature Rear Garden to Sit Out And Relax
- Car Parking Driveway Leading To Garage
- Walled In Front Garden
- Pleasant And Convenient Spot
- Only 3 Miles From The Country Park And Beach At Pembrey

### General Description

A period detached deceptively spacious 2 bedroom extended bungalow pleasantly and conveniently located within the semi rural village of Mynydd Y Garreg being within close proximity to the historic town of Kidwelly. The property offers great potential and does require total modernisation works providing 2 bedrooms, large living room, kitchen, dining room and family bathroom. Outside there are mature well stocked gardens to relax with car parking drive leading to garage. The lovely Country park at Pembrey is only 3 miles away with it's sandy beach.

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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#### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

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### Property Description

A deceptively spacious period bungalow located within a popular semi rural village being easily accessible to Kidwelly Town and approx. 9 and 10 miles respectively to both the towns of Carmarthen and Llanelli. This residence combines the tranquillity of rural living with the convenience of local amenities such as shops, schools, and a train station. The popular Country park at Pembrey is within 3 miles with it's lovely sandy beach, cycle and walk paths to relax.

The bay fronted bungalow is of traditional construction with a rear extension providing spacious accommodation and does require modernisation works benefiting from gas central heating and partial double glazed windows. The accommodation provides entrance hall, 2 bedrooms, kitchen leading through to dining room, spacious living room with French door leading out to mature garden.

Outside there are front and rear gardens with walled in front lawn garden and car parking driveway leading to garage. Mature established well stocked rear garden with lawn and an array of shrubbery, trees and patio area to relax. Potting/store shed to side and the whole enjoying considerable privacy.

### Entrance Hallway (19' 09" x 5' 09" Max) or (6.02m x 1.75m Max)

Double glazed front entrance door, 2 radiators, built in cupboard, doors to:

### Bedroom 1 (13' 10" Max x 12' 03") or (4.22m Max x 3.73m)

Bay window to front, radiator.

### Bedroom 2 (11' 09" x 13' 08") or (3.58m x 4.17m)

Radiator, bay window to front, picture rail.

### Lounge (12' 0" x 17' 05") or (3.66m x 5.31m)

French door with double glazed side panels to rear garden, radiator, glazed double doors to:

### Dining Room (12' 03" x 17' 05") or (3.73m x 5.31m)

Window to rear, radiator, access to kitchen.

### Kitchen (9' 01" x 11' 06") or (2.77m x 3.51m)

Range of fitted base and wall cupboards, sink unit with mixer tap, electric cooker and hob with hood over (not tested), gas boiler, tiled flooring, plumbing for washing machine, double glazed side entrance door.

### Bathroom

Modern suite comprising shower cubicle, corner bath with seat, WC and wash basin, heated towel rail, window to side, timer effect flooring.

### Outside

Walled in front garden with lawned area, conifer, driveway leading to garage (17'10 x 14'7 max) power and light connected, side path way, good sized rear garden being mature and well stocked with lawned area, an array of shrubs, trees with patio area to relax and enjoy. Store/potting shed 12'2 x 6'3. The back garden being an ideal place to sit out and relax and enjoying privacy.

### Broadband and Mobile phone

Superfast is available in the vicinity. Mobile phone signal varies depending on network, please contact your network provider for further details.

### Services

Mains electricity, mains water, mains drainage, mains gas

### Tenure

Freehold

### Council Tax

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### Directions

From Carmarthen proceed on the A484 Llanelli road for approx. 9 miles until arriving at Kidwelly and main by pass. Proceed on the by pass and take a left turning signposted Mynydd Y Garreg, and continue along for 0.3 mile and the property will be found further along on the right.

