

# Terry Thomas & Co

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ESTATE AGENTS



## Ty Gwyn 10 Meinciau Road Mynyddgarreg, Kidwelly, SA17 4RA

Nestled in the charming village of Mynyddgarreg, Kidwelly, at 10 Meinciau Road, this delightful house presents an exceptional opportunity for those seeking a spacious family home. Conveniently situated between the vibrant towns of Carmarthen and Llanelli, residents can enjoy the tranquillity of village life while having easy access to a variety of local amenities and transport links. This impressive property is arranged over three floors, providing ample living space for a growing family. Upon entering, you are welcomed by a generous entrance hall that leads to two bright and airy reception rooms. The comfortable Lounge is perfect for relaxation, while the Dining room offers an inviting space for entertaining guests. With five well-proportioned bedrooms, this home caters to the needs of larger families or those who desire extra space for guests or a home office. The family bathroom is complemented by a convenient Jack and Jill ensuite, ensuring that everyone has access to essential facilities. The property is set within beautifully maintained gardens, providing a serene outdoor space for children to play or for hosting summer gatherings. An integral garage adds to the convenience, offering parking for one vehicle or additional storage options. This charming residence combines character with modern living, making it an ideal choice for anyone looking to settle in a peaceful yet accessible location. Do not miss the chance to make this exceptional property your new home.

**Offers in the region of £445,000**

# Ty Gwyn 10 Meinciau Road

## Mynyddgarreg, Kidwelly, SA17 4RA



### Ground Floor

Open storm porch with a quarry tiled floor. uPVC lattice glazed entrance door with matching windows to either side, leading to...

### Hallway

10'8" x 10'4" (3.26m x 3.17m)

Solid oak parquet flooring. Hardwood doors leading through to Lounge, Kitchen and Cloakroom/WC. Staircase to first floor with under stairs storage. Double panelled radiator with thermostat. Telephone point.

### Cloakroom/WC

Two piece suite comprising a floating wall mounted wash hand basin with a mixer tap fitment and a low level WC. Double panelled radiator with thermostat. Ceramic tiled floor. uPVC lattice glazed window to fore. Part tiled walls with a floral pattern inserts.

### Lounge

17'1" into bay to fore x 12'6" (5.23m into bay to fore x 3.82m )

Bay style window to fore with uPVC lattice glazed windows. Two double panelled radiators with thermostats. Feature fireplace with reconstituted pointed stone surround and hearth. Bevelled glazed

French doors with original feature ironmongery and matching bevelled glazed windows to either side leading through to...

### Dinning Room

12'6" x 13'7" (3.82m x 4.15m)

Double panelled radiator with grills and thermostat. uPVC coated aluminium double glazed patio doors leading out to the rear paved over and a mixer shower fitment. Floor to ceiling tiled walls with

patio and garden. Multi-glazed door leading through to...

### Kitchen/Diner/Breakfast slightly 'L' shaped

Oil-fired Stanley combined cooker and central heating boiler with oven, warming plate and serves the central heating system.

Range of fitted base & eye level units with 'Afromosia'

hardwood door and drawer fronts and a marbleised effect work surface over the base units, incorporating a 1 ½ bowl stainless steel sink. Plumbing for dishwasher and washing machine. Space

for fridge and tumble dryer. Single panelled radiator with

thermostat. Walk-in pantry with fitted shelves, plus walk-in store

Bedroom 4 cupboard. Four ring halogen hob with an extractor over. Fan

11'8" x 8'2" (3.58m x 2.49m )

assisted oven/grill. Part brick effect tiled walls between the base uPVC lattice glazed window to fore. Single panelled radiator with eye level units. Breakfast bar. Part ceramic tiled floor and part thermostat.

solid oak flooring. Multi-glazed door leading through to the rear entrance porch/hall. Two uPVC coated aluminium double glazed windows.

### Rear entrance porch

Hardwood double glazed window to rear. Autumn leaf uPVC double glazed rear entrance door. Ceramic tiled floor. Custom built box seat.

### Half landing

With flights to either side. Further dogleg staircase leading to first floor. To the left there is Bedrooms 1,2, 3 and family bathroom.

### Master Bedroom

17'1" x 12'5" into bay style window to fore. (5.23m x 3.81m into bay style window to fore. )

Bay style window to fore with uPVC lattice glazed windows.

Panelled radiator with grills and thermostat.

### Rear bedroom

12'5" x 13'9" (3.81m x 4.20m)

Single panelled radiator with thermostat. uPVC coated aluminium double glazed window to rear.

### Bathroom

8'7" x 7'8" (2.64m x 2.34m)

A modern three piece suite in white comprising a rocker close coupled economy flush WC fitted within a vanity unit and a gloss

finish granite effect work surface over. Rocker oval wash hand

basin with a mixer tap fitment fitted within a vanity unit and a

gloss finish granite effect work surface over and a corner bath

with a mixer tap fitment and also a concave glass shower screen

Externally floral patterned inserts. Wall mounted ladder towel radiator. Slate

effect ceramic tiled floor. uPVC coated aluminium double glazed window to rear. Built-in double airing cupboard with a copper hot water cylinder fitted shelves and a further built-in linen cupboard. The front garden is level and very well maintained with shrubbery

and flower to the borders. Paved pathway leading to the front window to rear. Built-in double airing cupboard with a copper hot water cylinder fitted shelves and a further built-in linen cupboard. additional lawn area with close board fencing to the boundary.

### Jack and Jill ensuite between bedroom 4&5

Having a three piece suite in white comprising a corner shower enclosure with an electric shower fitment, close coupled rocker WC and a rocker wash hand basin, both fitted within a vanity unit with an additional vanity cupboard over with part mirrored door front. Granite effect ceramic tiled floor. Wall mounted chrome ladder towel radiator. Down lighting. Extractor and a uPVC coated aluminium double glazed window to side. Part tiled walls with patterned border.

### Rear Bedroom 5

12'2" x 8'9" (3.71m x 2.67m )

Single panelled radiator with thermostat. Two uPVC coated aluminium double glazed window to rear.

### Second floor

Landing area with double glazed Velux window to rear fitted with a blind. Doors leading to two further rooms.

### Office/Hobby/Leisure Room

Built-in cupboard, plus two further doors giving access to the eaves storage space. Double glazed Velux window to the side with views over Kidwelly Castle.

### Walk-in Store Room/Study

12'9" x 7'1" (3.89m x 2.17m )

Three cupboard doors providing access to the eaves storage space. Double glazed Velux window to the side.

Externally floral patterned inserts. Wall mounted ladder towel radiator. Slate The front garden is level and very well maintained with shrubbery

and flower to the borders. Paved pathway leading to the front window to rear. Built-in double airing cupboard with a copper hot water cylinder fitted shelves and a further built-in linen cupboard. additional lawn area with close board fencing to the boundary.

Double cast iron gated access leading through to a large, 2 tiered patio area. The rear garden has been extensively landscaped and well maintained with a large variety of shrubbery, foliage and mature trees including fruit trees throughout.

### Masonry built workshop

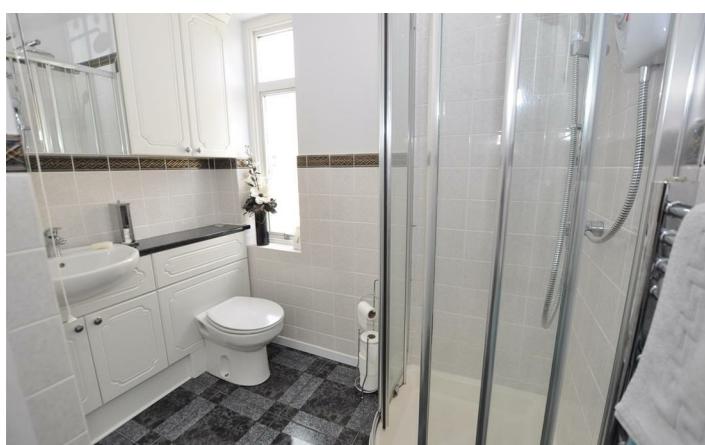
29'6" x 29'6" (9m x 9m)

with a double door entrance, ideal for storage of ride on or push mowers. Windows to either side.

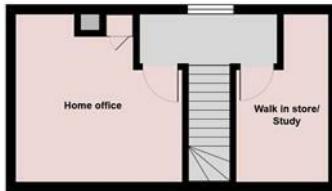
Further garden tool store shed.







## Floor Plan



**Type:** House  
**Tenure:** Freehold  
**Council Tax Band:** F

**Services:** Mains water, electricity and drainage.

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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