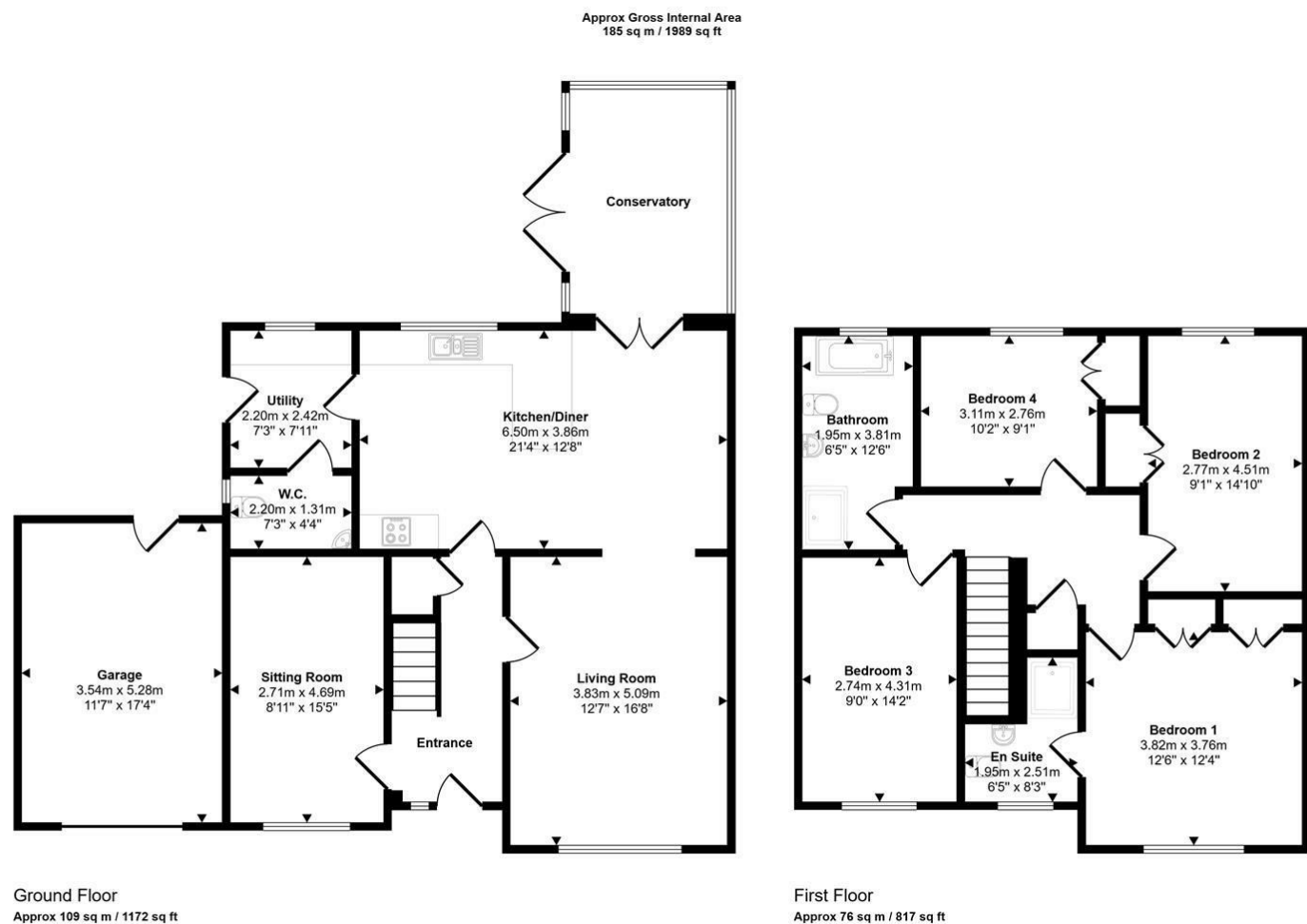




VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'tbc'

HEATING: Underfloor heating

ref: CF/ LLE/ JULY/ 25

TAKEONOK/31/07/LLE

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ VWWProps

<https://www.facebook.com/westwalesproperties/>

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

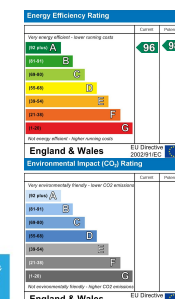


Hafan Heulog Llangadog Road, Mynyddygarreg, Kidwelly, Carmarthenshire, SA17 4PR

- DETACHED HOUSE
- IMMACULATELY PRESENTED
- OPEN PLAN KITCHEN/DINER
- UTILITY ROOM AND W/C
- UNDERFLOOR HEATING
- NEW BUILD
- BRILLIANT FAMILY HOME
- CONSERVATORY
- DRIVEWAY PARKING AND GARAGE
- EPC RATING: A

£450,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile





Mynyddgarreg – Detached New Build Property

West Wales Properties are pleased to present this beautifully crafted four-bedroom detached home, located in the sought-after village of Mynyddgarreg, near Carmarthen. This new build has been thoughtfully designed to offer comfort, practicality, and modern finishes throughout.

The ground floor includes a comfortable lounge which opens into a bright open-plan kitchen and dining area, there is a separate reception room, perfect for a formal dining room, home office or second lounge and there is also a separate utility room and downstairs WC. To the rear, a conservatory adds extra living space and opens directly onto the garden—ideal for relaxing or entertaining.

The property features four double bedrooms, with the master bedroom benefiting from an en-suite shower room. Three of the bedrooms come complete with built-in wardrobes, offering convenient and integrated storage solutions. The family bathroom has been finished to a high standard and includes both a freestanding bath and a separate shower, creating a space that blends style with everyday function. This home is fitted with gas central heating and underfloor heating downstairs.

Externally, the property offers off-road parking, an attached garage, and a private rear garden with patio and lawn. The property is freehold and ready to move into.

Set within a peaceful community and close to local amenities, this home offers a well-balanced layout and high-specification finish, ideal for a range of buyers. Early viewing is recommended to appreciate the quality and features on offer.

Located in the peaceful village of Mynyddgarreg, this property enjoys the best of both rural charm and convenient access to local amenities. Just a short drive away are the stunning beaches of Cefn Sidan, the award-winning Pembrey Country Park, and the Millennium Coastal Path—offering endless opportunities for outdoor leisure, walking, cycling, and family days out.



DIRECTIONS

From Carmarthen office, take the A484 towards Kidwelly, past Morrisons & Halfords etc, & continue along this road for approx 8 miles. At the roundabout carry straight on, proceed over the bridge and then take the next left turning to Mynyddgarreg. Continue along this road, and as you come into the 20mph zone the property is on the left. What/Three/Words:///volcano.districts.nails

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.