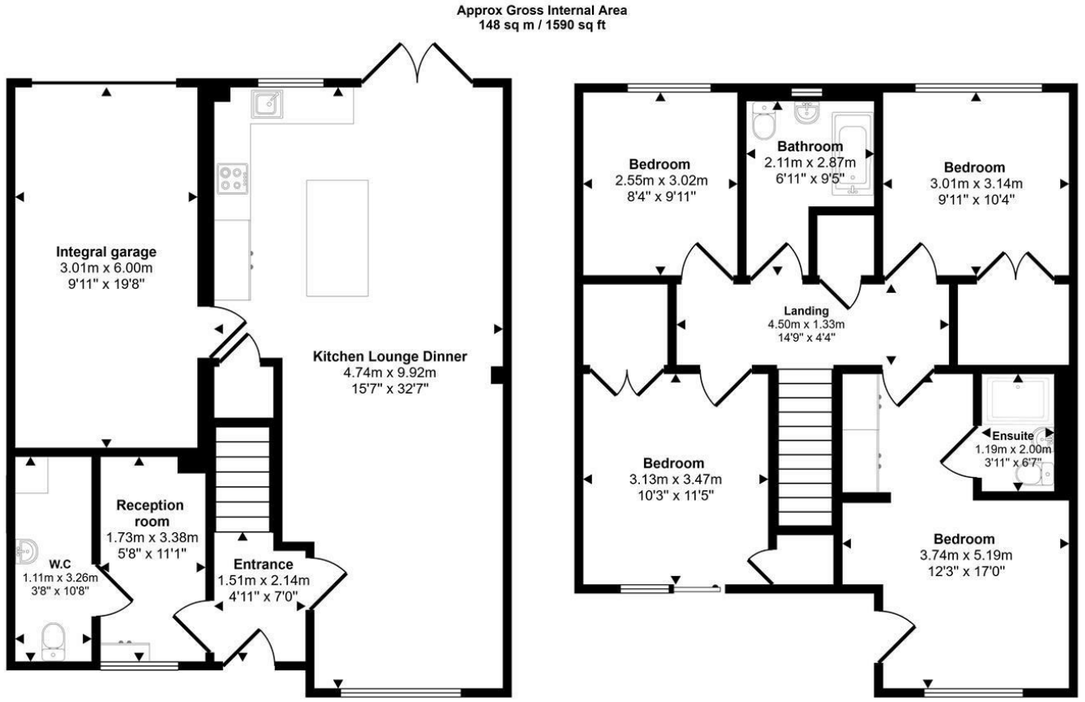


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: E
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/JTP/09/26 DRAFT

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

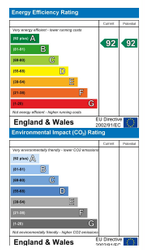
01267 236655
www.westwalesproperties.co.uk



17 Gerddi Gwenllian, Mynyddygarreg, Kidwelly, SA17 4BA

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- INTEGRAL GARAGE
- BEAUTIFULLY PRENSENTED
- HEATING-AIR SOURCE HEAT PUMP
- FOUR BEDROOMS
- ENSUITE
- ENCLOSED SOUTH FACING GARDEN
- OFF-ROAD PARKING
- EPC-A

£385,000



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The Agent that goes the Extra Mile













Built in 2023, this modern detached family home is presented in pristine condition and offered with freehold ownership. Designed with high energy efficiency in mind, it achieves an impressive EPC rating of A (92) and benefits from an air source heat pump, a 4kW solar panel system, solar battery storage, and an electric vehicle charging point.

The interior features luxury vinyl flooring throughout, bespoke staircase finishes, and ultra-fast broadband availability. Accommodation includes an open-plan kitchen, dining, and living area fitted with large windows, patio doors for abundant natural light, quartz worktops, a stylish kitchen island, and premium AEG 9000 series appliances.

A dedicated home office or study, a practical utility room, and a downstairs WC complement the layout. There are two reception rooms in total, along with four well-proportioned bedrooms. The principal bedroom features a private en-suite, accompanied by two walk-in wardrobe spaces and modern, fully tiled bathrooms. Additional interior highlights include a first-floor balcony.

Externally, the property offers a private, south-facing garden with no overlooking, featuring raised vegetable beds, a greenhouse, and a lawn area. A large driveway provides off-road parking for up to five cars, complemented by an integral garage for convenient storage space. Situated in a desirable location, the home provides easy access to local schools, shops, and transport links.















DIRECTIONS

From Dark Gate in Carmarthen, continue onto Lammas Street. Turn left onto Morfa Lane/B4312, then at the roundabout take the second exit onto the A4242, followed by the first exit onto the A40. At Pensarn Roundabout, take the third exit onto the A484 and continue straight, staying on the A484 through the following roundabouts. At the next roundabout, take the first exit and continue on the A484. After approximately 7.4 miles, turn left onto Meinciau Road and follow the road for around 0.3 miles.17 Gerddi Gwenllian will be on your right . What2words:///blockage.little.changed

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