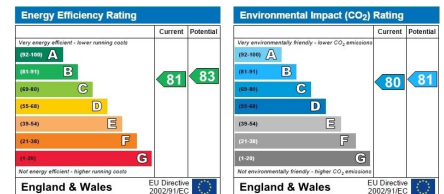




71 Parc Y Garreg, Kidwelly SA17 4PU

Offers in the region of £167,500

Modern Detached Property
Driveway and Garage
En-Suite To Master
Close Proximity to Kidwelly
EPC: C 81



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LH/WJ/61051/201217

DESCRIPTION

There is no onward chain on this modern detached property that recently been updated and redecorated. Offering a good-size lounge and an open plan kitchen/diner, the home is ideally suited, in our opinion, to a family. The property benefits from a ground floor cloakroom, en-suite to the master bedroom and a family bathroom on the first floor. The rear garden is enclosed and incorporates a lawned area with decking. From the rear elevation, the home benefits from countryside views.

Parc y Garreg is located off Meinciau Road in the semi-rural village of Mynyddygarreg. It is in close proximity to the town of Kidwelly with its mix of history and modern conveniences. The castle is a central part of the town and offers unrivalled views across the town and surrounding countryside. The railway station offers links West and through to London Paddington.

ENTRANCE HALL

Entered via door to front, stairs to first floor, doors to;

CLOAKROOM

Pedestal wash hand basin, WC, radiator, window to rear.

LOUNGE

18'7 x 10'7 (5.66m x 3.23m)

Double glazed window to front, double glazed doors to rear, radiator, modern electric fire in marble

surround.

KITCHEN/DINING AREA

18'7 x 9' (5.66m x 2.74m)
Fitted with a range of wall and base units with worktop over, 1½ bowl stainless steel sink unit and drainer, built-in electric oven with gas hob and extractor fan above, plumbing for washing machine, space for tumble dryer, radiator, wall mounted central heating boiler, window to front, double doors to garden.

FIRST FLOOR LANDING

Doors to;

BEDROOM 1

15'7 x 10'7 (4.75m x 3.23m)

Window to rear, radiator.

EN-SUITE SHOWER ROOM

Suite comprising pedestal wash hand basin, WC, glazed shower cubicle, radiator, double glazed window.

BEDROOM 2

9'7 x 9'2 (2.92m x 2.79m)
Double glazed window to rear, radiator.

BEDROOM 3

9'2 x 6'6 (2.79m x 1.98m)
Double glazed window to front, radiator.

BATHROOM

Suite comprising panel bath with mixer tap shower attachment, pedestal wash hand basin, WC, part tiled walls, radiator, double glazed window.

EXTERNALLY

Open plan forecourt to the front with driveway leading to the **GARAGE**. The rear garden is enclosed and

laid to lawn and a large decking area.

SERVICES

Mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

Proceed from Murray Street on to the coast road, following the signs for Burry Port and Pembrey. Continue through Burry Port and Pembrey and continue on towards Kidwelly. At the Kidwelly roundabout, take the last exit on the by-pass road, continue along taking the second right following the signs for Mynydd Y Garreg. Continue along a little on the flat turning second left into Parc Y Garreg and the property will be located in the site on the left hand side just after the bend.