Approximate total area(1)

1391 ft²

129 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains water, gas, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take-on SC/SC/0426/OK

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,

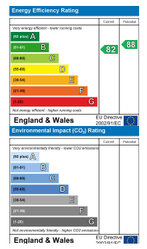
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk

6 Gwenllian Court, Mynyddygarreg, Kidwelly, Carms, SA17 4LW

- **Traditional, End-of-terrace Property**
- **Downstairs Cloakroom & Upstairs Bathroom**
- **Village Location In A Very Quiet Cul-de-sac**
- **One To View!**
- **Three Bedrooms**
- **Driveway With Off-road Parking To The Side**
- **Rear Enclosed Patio Courtyard Garden**
- **EPC RATING B. COUNCIL TAX BAND D.**



£260,000

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

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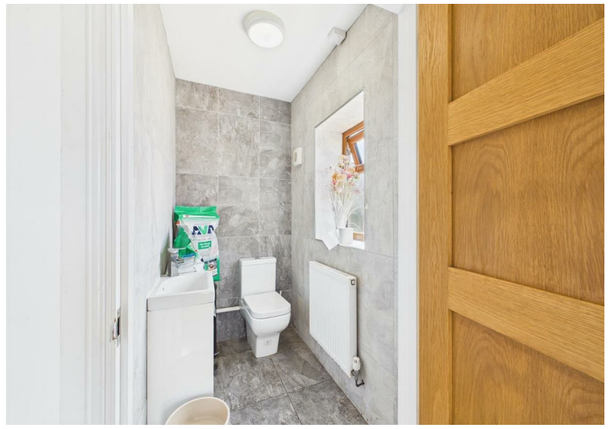
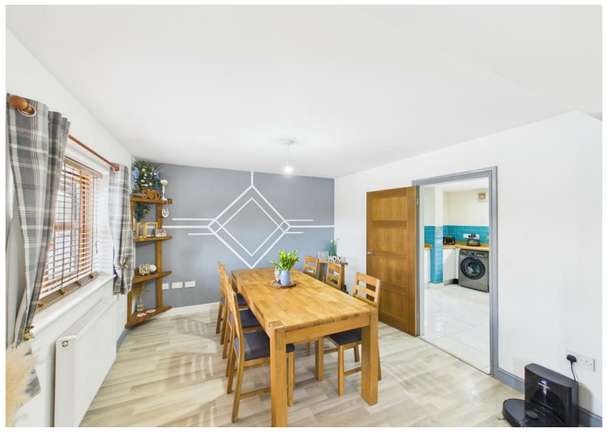
The Agent that goes the Extra Mile

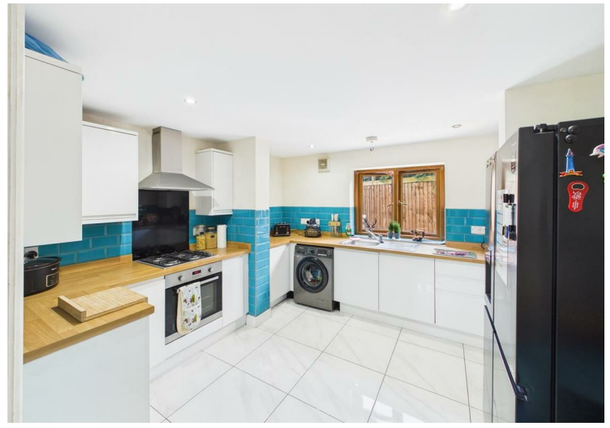


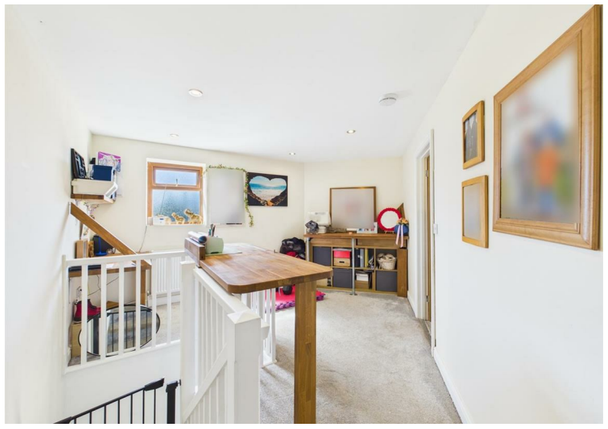


Tucked away in the old Gwenllian Court Hotel site in the semi-rural village of Mynyddygarreg, a village that offers charm, warmth, peace and quiet, and also a village that offers you this unique end-of-terrace property. Fresh to market and ready to welcome all you lucky viewers, so are you ready to see what's behind the door of number 6 Gwenllian Court, call us today on 01554 759655. EPC RATING B. COUNCIL TAX BAND D.

Accommodation comprises : Hallway with understairs cupboard, cloakroom, L-shaped, lounge/dining room, kitchen, landing , inner hallway, storage cupboard, bathroom and three bedrooms. Externally, open-aspect frontage with paved seating area, driveway to the side which offers off-road parking. To the rear, an enclosed low-maintenance patio courtyard garden and gated pedestrian aceess.

The ancient township of Kidwelly made famous by its famous Norman castle is conveniently situated midway between Carmarthen and Llanelli. Kidwelly offers a wide range of amenities including schools, shops, etc. There is also a railway station making Cardiff, Swansea, and other destinations easily accessible. Local leisure facilities include golf courses at Glyn Abbey and Ashburnham, the nearby Pembrey country park, and horse racing at Ffos Las.





..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. Mains gas, water, electric, and sewerage are connected. Council tax band D. There are easements on the title, we have a copy on file. There is no window in the upstairs bathroom. Small rear courtyard patio garden. Full planning approved for three detached properties on the original site of the hotel , planning number : PL/06613. For this location, according to Ofcom, this is the following information: Broadband availability- up to Superfast (78 Mpbs), Mobile availability-full mobile phone coverage for O2, limited phone coverage for EE, Vodaphone and Three. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

HALLWAY

CLOAKROOM

UNDERSTAIRS STORAGE CUPBOARD

LOUNGE

KITCHEN/DINER

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2

BEDROOM 3

DIRECTIONS

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