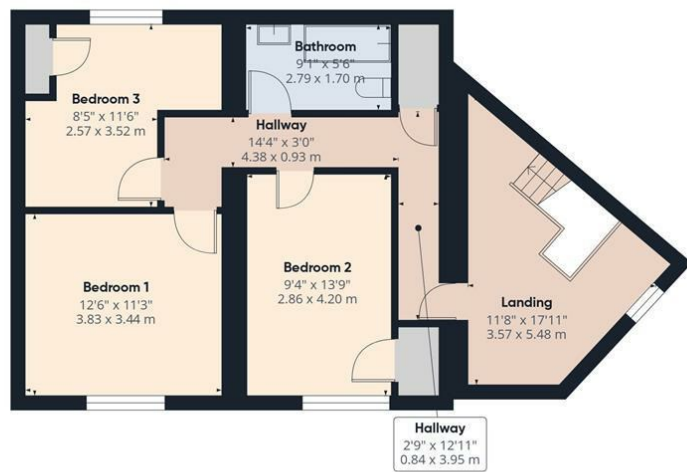
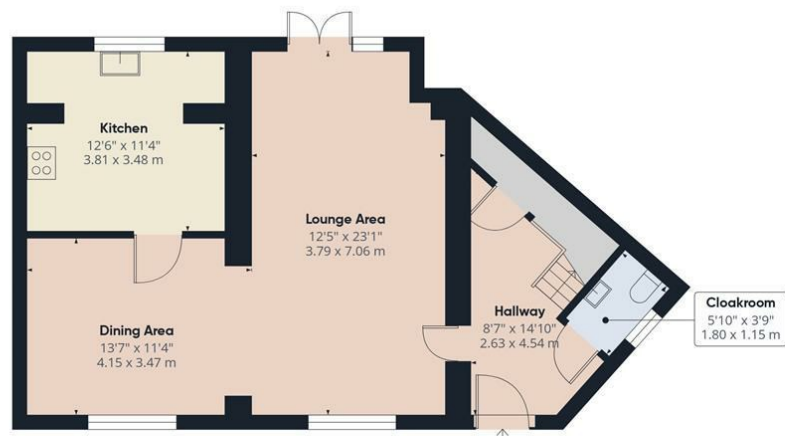




Approximate total area<sup>(1)</sup>  
1391 ft<sup>2</sup>  
129 m<sup>2</sup>

(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



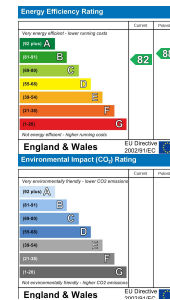
## 6 Gwenllian Court, Mynyddygarreg, Kidwelly, Carmar, SA17 4LW

- 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







Tucked away in the old Gwenllian Court Hotel site in the semi-rural village of Mynyddgarreg, 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 access.

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 Mbps), Mobile availability-full mobile phone coverage for O2, limited phone coverage for EE, Vodafone 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](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.