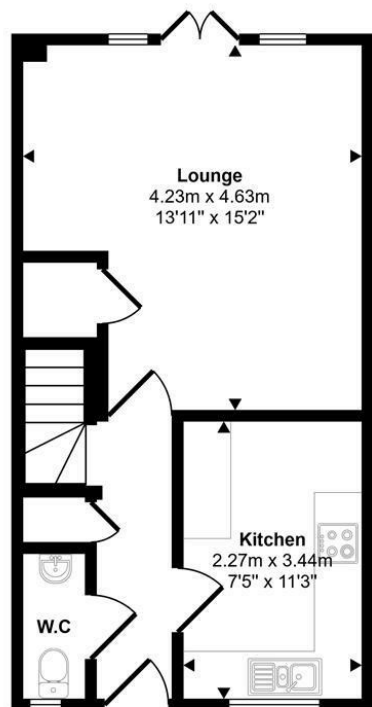
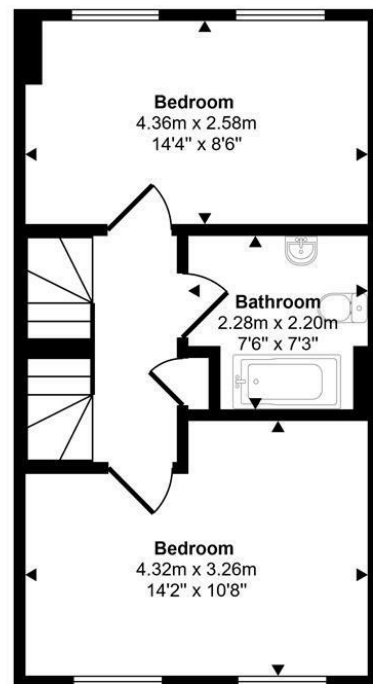


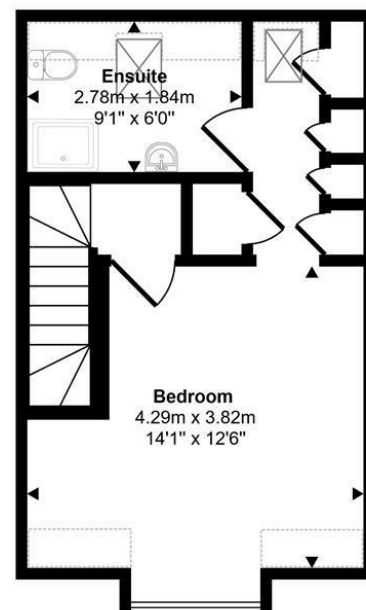
Approx Gross Internal Area
102 sq m / 1098 sq ft



Ground Floor
Approx 35 sq m / 381 sq ft



First Floor
Approx 36 sq m / 389 sq ft



Second Floor
Approx 30 sq m / 328 sq ft

Denotes head height below 1.5m

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 Freehold

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

TAX: D

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/06/26 DRAFT JTP

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

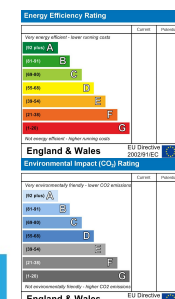


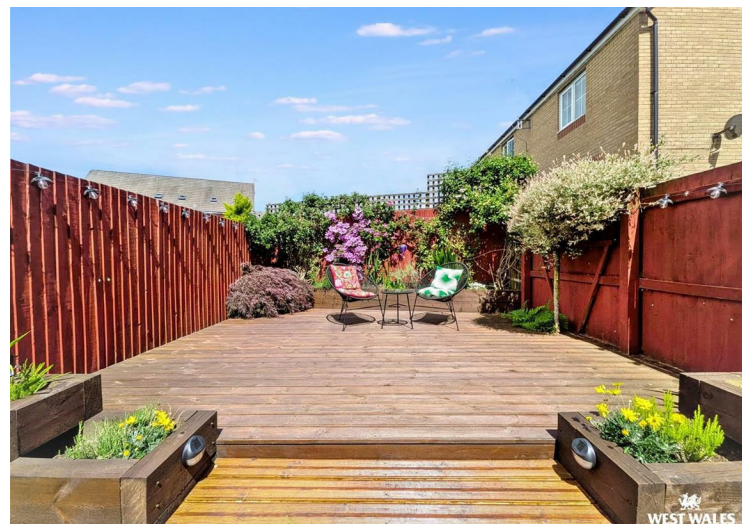
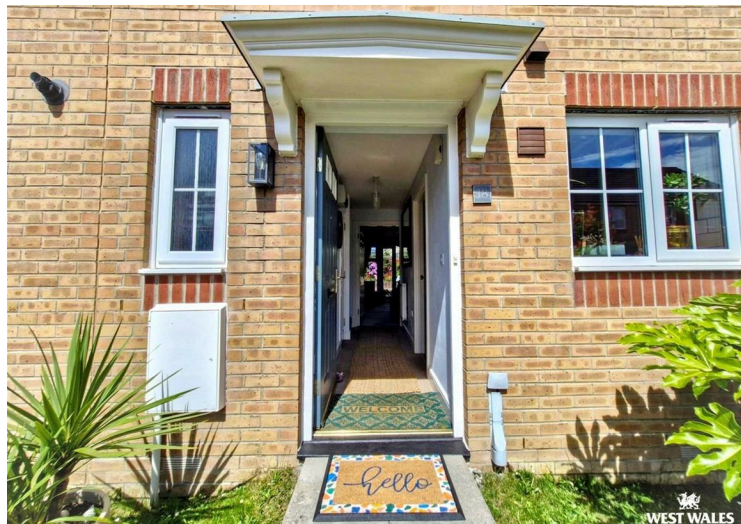
18 Parc Y Garreg, Kidwelly, SA17 4PU

- TOWN HOUSE
- ENSUITE AND FAMILY BATHROOM
- WELL PRESENTED THROUGHOUT
- CONVENIENTLY LOCATED JUST OUTSIDE THE TOWN OF KIDWELLY
- HEATING-GAS
- THREE DOUBLE BEDROOMS
- OFF-ROAD PARKING
- ENCLOSED REAR GARDEN
- VILLAGE LOCATION
- EPC- TBC

£230,000

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



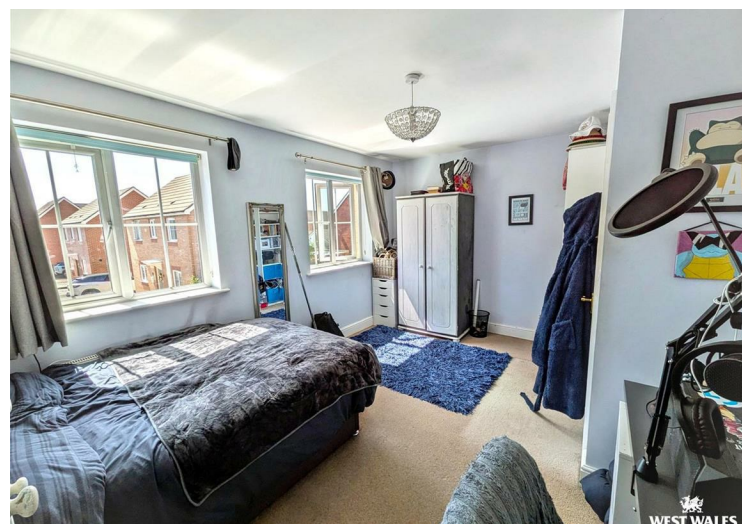


This delightful three, double bedroom, townhouse is located on the edge of the sought-after village of Mynddygarreg, less than two miles from the historic town of Kidwelly and just 6 miles from Cefn Sidan Beach at Pembrey Country Park. The property is thoughtfully arranged over three floors, providing a versatile layout to suit modern living with a fantastic living/dining room space and master suite complete with dressing room and en suite.

The ground floor features a W/C, a well-equipped kitchen, and an open-plan living room with patio doors that open onto the rear garden. On the first floor, there are two double bedrooms and a family bathroom, offering comfortable accommodation, with no arguing over who has the small bedroom. The second floor is home to a stunning master suite, which includes a dressing room and an en-suite shower room, providing a private and luxurious retreat. The property benefits from gas central heating and double glazing throughout, ensuring both comfort and energy efficiency.

Externally, off-road parking for two vehicles, providing practical convenience. The rear garden features a lawn and a patio seating area, perfect for outdoor relaxation or entertaining guests.

This well-located and versatile property combines village charm with modern convenience and accessibility. It offers an excellent opportunity to create your next home in this picturesque part of Wales.



DIRECTIONS

From our offices in Dark Gate continue onto Lammas Street and turn left onto Morfa Lane (B4312). Continue via the A4242 and A40, joining the A484 towards Kidwelly. Remain on the A484 for approximately 8 miles, continuing straight ahead at the roundabouts. On entering the Kidwelly area, turn left onto Meinciau Road and continue for a short distance before turning left into Parc Y Garreg. Once entered the estate take the first right and the property will be directly in front of you if you follow the road down. What3words: ///indulgent.breakfast.magpie

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