

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: STRICTLY 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: Band 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.

BPE/BPE01260KBPE

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,

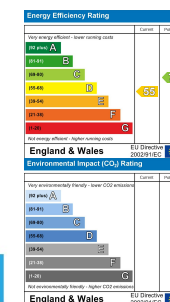
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Cumbria Meinciau Road, Mynyddygarreg, Kidwelly, SA17 4RA

- DETACHED BUNGALOW
- DETACHED GARAGE
- FRONT AND REAR GARDENS
- APPROX 10 MILES FROM CARMARTHEN
- HEATING - OIL
- THREE / FOUR DOUBLE BEDROOMS
- OFF ROAD PARKING
- WORKSHOP WITH ELECTRICITY
- VILLAGE LOCATION
- EPC RATING - D

£350,000

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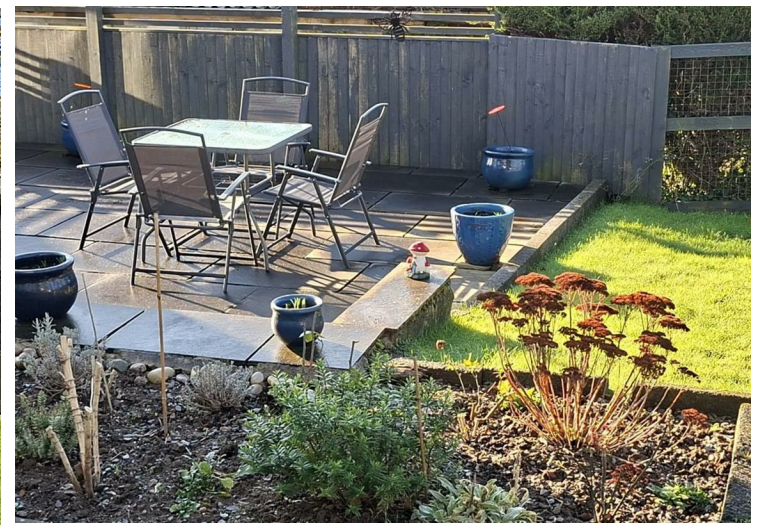


Cumbria is a well-presented 3/4 bedroom detached bungalow with a detached garage and a larger-than-average rear garden, located in the village of Mynyddgarreg.

The property comprises; three double bedrooms, separate lounge which could double as a 4th bedroom, open plan kitchen / dining room with outlook over the beautifully landscaped rear garden with a pond and large workshop/storage shed. The property also has separate WC and shower room. There are sea views overlooking Kidwelly from both the front and rear gardens and some of the rooms.

Externally the property benefits from off-road parking for approximately six vehicles and a beautiful lawned area to the front with detached garage. To the rear there is not only a terraced patio garden, but also a substantial lawned area, which is fully enclosed with wire fencing. There is also a large workshop in the rear garden.

Mynyddgarreg is just a 5 minute drive to Kidwelly with easy access to local amenities and good transport links (Kidwelly railway station with links to Swansea, Cardiff and London). Carmarthen Town Centre is only 10 miles away.



DIRECTIONS
 From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 3rd exit onto A484, At the roundabout, take the 3rd exit and stay on A484, At the roundabout, take the 2nd exit and stay on A484, Turn left onto B4309, Turn right for Four Roads, Continue onto Meinciau Rd, The property will be on your right. What3Words Reference: [Woo-firms-yacht-cuba](#). See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.