



A fantastic opportunity to purchase this three-bedroom detached property situated in the village of Meinciau, which has incredible views. The house would appeal to so many whether you are looking at taking the first steps on the housing ladder or looking for a property to grow your family this house has it all. Viewing is highly recommended to appreciate all this property fully has to offer.

The ground floor accommodation comprises an entrance hall/utility area, WC, and an open-plan kitchen/dining room fitted with units and integral cooker, hob and fridge, with views over the garden and surrounding countryside. There is also a living room featuring an exposed stone wall and a bioethanol "wood-effect" burner.

To the first floor, there is a family bathroom with a shower over the bath, along with two bedrooms, one of which benefits from built-in storage.

There is a further converted loft currently utilised as a bedroom with en-suite facilities and under-eaves storage.

The property also includes a basement level, currently used as a playroom, with French doors opening out and leading via stone steps to the rear garden. This room could also be used as a potential bedroom with a door added at the bottom of the stairs for added privacy.

Externally, the property is fenced and gated. To the front, there are two lawned areas, a patio area which would be a perfect place for alfresco dining, and a gravelled area providing off-road parking. To the rear, there is a patio area with steps leading up to an additional lawned area.

Meinciau is a small rural village situated in the county of Carmarthenshire, West Wales, surrounded by open countryside and farmland. The village offers a quiet, rural setting while remaining within reasonable reach of nearby towns of Llanelli and Carmarthen and local amenities.



DIRECTIONS

From our office on Dark Gate in Carmarthen, Head 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, Continue onto B4309, The property will be on your left. What3Words Reference; ///sizzled.stylists.oblige

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