

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 C
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/LSM/OK/09/25

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.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

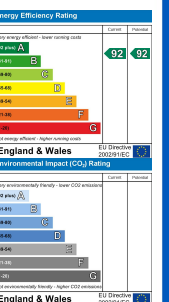


6 Gerddi Gwenllian, Mynyddygarreg, Carmarthenshire, SA17 4BA

- CHAIN FREE
- ENERGY EFFICIENT DESIGN
- EN-SUITE MASTER BEDROOM
- BALCONY
- AIR SOURCE HEAT PUMP
- FOUR BEDROOM DETACHED HOUSE
- OPEN PLAN LOUNGE, DINER, KITCHEN
- GARAGE AND DRIVEWAY FOR THREE CARS
- FRONT, REAR & SIDE GARDENS
- EPC RATING A

£385,000

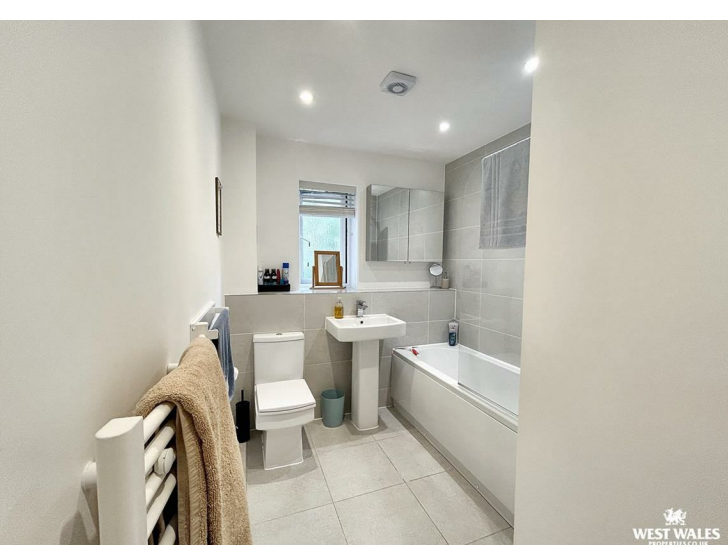
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile



A Unique Opportunity to Own a Modern Eco-Friendly Home in the Charming Village of Mynyddgarreg

This exquisite, newly built home (2023) is an absolute treasure, nestled in the heart of Mynyddgarreg Village, just a stone's throw from the historic town of Kidwelly, the stunning Pembrey Country Park, and the renowned Ffos Las Racecourse.

Designed with sustainability in mind, this property boasts an impressive Energy Rating of A with solar panels (EV), battery storage, an air source heat pump, and enhanced insulation. EV Charging point. Built from facing brickwork with UPVC windows, doors, fascias and soffits, for low maintenance. Spread across two thoughtfully designed floors, it features high-spec amenities and finishes throughout—a true must-see to fully appreciate.

This modern four-bedroom home offers stylish living in a peaceful village location, fronting onto open space, while remaining within easy reach of nearby towns and excellent road links.

The property features open-plan living, dining and kitchen areas, complemented by a handy utility room and a downstairs toilet. The master bedroom boasts an en-suite and direct access to a balcony, while the second bedroom also opens onto the balcony via patio doors, creating wonderful spots to relax and enjoy the outlook. All bedrooms are doubles and have built-in / fitted wardrobes, and there is a built-in linen cupboard.

Outside, there are front and rear (enclosed) gardens, and a further side garden including a garden shed, storage box and above-ground vegetable planting frames, a driveway with space for three cars and a garage, offering plenty of practicality. With its light and airy feel, modern touches and desirable setting, this home is perfect for families seeking comfort, convenience and a touch of luxury.



DIRECTIONS

Directions: From Carmarthen, take the A484 towards Kidwelly, past Morrisons & Halfords etc, & continue along this road for approx 8 miles. At the roundabout carry straight on, proceed over the bridge and then take the next left turning to Mynyddgarreg. Continue along this road and the property will be on your right. What3words baguette.belly.encloses

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