



Mountain Lodge Four Roads, Kidwelly, Carmarthenshire SA17 4SW

£580,000

Nestled in Four Roads, Kidwelly, this immaculately presented bungalow offers a perfect blend of space and comfort, making it an ideal family home. With five generously sized bedrooms (two currently used as sitting rooms) , there is ample room for everyone to enjoy their own private space. The property boasts two well-appointed bathrooms, the heart of the home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a vibrant dining area. One of the standout features of this property is the extensive parking available for several vehicles. Whether you have multiple cars, enjoy hosting gatherings, or require space for visitors, this bungalow accommodates all your parking needs. In a tranquil location and set in approximately an acre of land, you can enjoy the views over picturesque Gwendryth Fawr Valley, enjoying the beauty of the surrounding countryside . In summary, this bungalow in Four Roads is a fantastic opportunity for those seeking a spacious and versatile property in a lovely setting. With its ample bedrooms, inviting reception rooms, and generous parking, it is sure to appeal to families and individuals alike. Do not miss the chance to make this beautiful bungalow your new home. EPC: D, Tenure Freehold, Council Tax Band: F.



Entrance Porch

Via uPVC entrance door , uPVC double glazed windows to side and front, laminate flooring

Hallway:

Smooth ceiling, two radiators, laminate wood floor, recess with hanging space, access to loft space.

Lounge: 26' x 15'5 approx (7.92m x 4.70m approx)

Smooth and coved ceiling, two radiators, uPVC double glazed window to front, uPVC double glazed French doors to rear, feature fireplace.

Reception Room : 26' x 15'5 approx (7.92m x 4.70m approx)

Smooth and coved ceiling, two radiators, uPVC double glazed window to front, uPVC double glazed French doors to rear, wall mounted electric fire.

Bedroom One/ Sitting Room: 11'6 x 10'2 approx (3.51m x 3.10m approx)

Smooth and coved ceiling, radiator, uPVC double glazed window to front.

Bedroom Two/Reception Room: 13' 10 x 11 approx (3.96m 3.05m x 3.35m approx)

Smooth and coved ceiling, radiator, uPVC double glazed window to front.

Kitchen/Diner: 20'2 x 9'3 (15'1 max) I shaped (6.15m x 2.82m (4.60m max) I shaped)

Smooth and coved ceiling with spotlighting, uPVC double glazed window to rear and side. uPVC stable style door to side, two radiators, part tiled walls, worksurface, tiled flooring, Fitted with a range of base, wall and display units with complimentary worksurface over, built in electric oven, grill and 4 ring hob with extractor hood over, 1 1/2 composite sink unit with mixer tap, space for fridge freezer, space for dining table and chairs.

Shower Room: 8'10 x 6'6 approx (2.69m x 1.98m approx)

Smooth ceiling, uPVC double glazed window to rear with obscure glass. extractor fan, fully tiled walls, Victorian style radiator and heated towel rail, vanity unit with wall mounted wash hand basin, low level W.C and walk in shower with wet room flooring.

Inner Hallway:

Smooth ceiling, spotlights, uPVC double glazed window to side, radiator, laminate flooring.

Bathroom: 9'8 x 7'7 approx (2.95m x 2.31m approx)

Smooth and coved ceiling, uPVC double glazed window to rear with obscure glass, partly tiled walls, Victorian style radiator and heated towel rail. Three piece suite comprising of vanity unit with wall mounted wash hand basin, low level W.C and roll top bath

Utility Room:

Smooth and coved ceiling, uPVC double glazed window to rear with obscure glass, part tiled walls, radiator, tiled flooring. Fitted with base units with worksurface over, plumbing for washing machine, space for tumble dryer, stainless steel sink unit with mixer tap, oil central heating boiler.

Bedroom: 11'8 x 11'1 approx (3.56m x 3.38m approx)

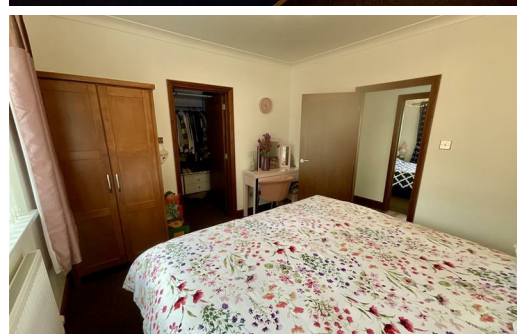
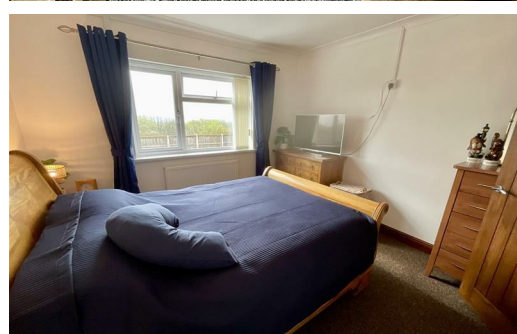
Smooth and coved ceiling, radiator, uPVC double glazed window to the front.

Bedroom: 11'9 x 11'1 approx (3.58m x 3.38m approx)

Smooth and coved ceiling, radiator, uPVC double glazed window to the front.

Bedroom: 11'8 x 10'7 approx (3.56m x 3.23m approx)

Smooth and coved ceiling, uPVC double glazed window to the rear, radiator opening into walk in wardrobe



35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

Walk In Wardrobe 10'5 x 51 approx (3.18m x 15.54m approx)

Smooth and coved ceiling,

External:

The property is approached via Double gated entrance (one electric) leading to detached garage and tarmacadam driveway providing ample off road parking for several vehicles. Area laid with gravel a gate leads to the large side garden laid to lawn, fenced off area housing oil tank, gated side access to rear concrete patio areas, steps lead up to garden laid to lawn, paved patio area , steps lead down to a decked seating area, with storage area to the side. Summer house with electric, poly tunnel, open aspect to the rear, with views to the front.

Garage

With electric roller doors, electric connected inside.

Tenure:

We are advised that the property is Freehold

Council Tax Band:

We are advised that the property is Council Tax Band F.

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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GROUND FLOOR



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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