

# John. Francis

www.johnfrancis.co.uk



## **The Prince Of Wales House, Meinciau Road, Mynyddygarreg, Kidwelly SA17 4RP**

**Offers in the region of £250,000**

**Four/Five Bedroom Detached Former Public House  
Large Garden/Paddock To Rear With Stables**

**Rural Location**

**Change Of Use Planning Granted**

**Popular Location 1 Mile From Picturesque Kidwelly Castle EER**

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NT/BT/51262/210716

## DESCRIPTION

A 4/5 bedroom detached house offering excellent sized accommodation retaining much of its character and charm with part exposed stone walls, beamed ceilings and large garden and 0.77 acre paddock to rear. It also has a superb rural aspect to rear. The property could be altered to offer different layout accommodation and it currently has 4 bedrooms to the first floor (1 en suite), 2 reception rooms, impressive kitchen/dining area and downstairs bedroom with en suite. The property has been rewired in 2013. There is a large garden area/pony paddock to rear with store shed/stable of concrete block construction. Situated in rural location less than 1 mile from the picturesque ancient castle town of Kidwelly and situated between the main towns of Carmarthen and Llanelli. Pembrey Country Park with its sandy beach is 5 miles approximately. Ffoslas Race Course is 6 miles with Carmarthen and Llanelli being 10 miles approximately. Both towns offer excellent shopping facilities with national retailers, junior and secondary schools, bus and rail stations and M4 dual carriageway connection is available at Cross Hands.

## ENTRANCE PORCH

Double-glazed entrance door to porch, double-glazed window to front and side, door to:

## LIVING ROOM

14'2 x 13'7/9'9 (4.32m x 4.14m)  
Double-glazed window to front, feature fireplace, part exposed stone walls, beamed ceiling, arch to:

## SITTING ROOM

10'9 x 9'2 (3.28m x 2.79m)  
Double-glazed window to side, radiator, opening to:

## INNER HALLWAY

Door to:

## UTILITY

10'2 x 5'6 (3.10m x 1.68m)  
Rear door.

## BEDROOM

15'4 x 9'5 (4.67m x 2.87m)  
Double-glazed window to front, radiator, beamed ceiling, part exposed stone walls.

## EN SUITE

Shower cubicle, WC, pedestal wash hand basin, 2 opaque double-glazed windows to side.

## KITCHEN/DINING ROOM

25'5 x 14'3/8'5 (7.75m x 4.34m)  
Range of base units with worktops over and matching wall units, stainless steel sink unit with single drainer, plumbing for dishwasher, Indesit cooking range with large electric oven, 4 Ring and 1 wok ring LPG hob with extractor fan over, patio doors to side, radiator, staircase.

## REAR HALLWAY

Rear door, door to:

## BATHROOM

9'5 x 5'10 (2.87m x 1.78m)  
Opaque double-glazed window to rear, store cupboard, shower cubicle, radiator, low flush WC, pedestal wash hand basin, opaque double-glazed window to rear, localised wall tiles.

## FIRST FLOOR LANDING

Doors to:

## BEDROOM 1

14'3 x 7'6 (4.34m x 2.29m)  
Double-glazed window to front, part exposed stone wall, radiator.

## BEDROOM 2

10'8 x 8'3 (3.25m x 2.51m)  
Double-glazed window, part exposed stone wall, radiator.

## BEDROOM 3

14'1 x 7'3 (4.29m x 2.21m)  
Double-glazed window, radiator.

## MASTER BEDROOM

11'10 x 11' (3.61m x 3.35m)  
Double-glazed window, radiator.

## EN SUITE

Vanity wash hand basin, low flush WC, tiled floor.

## WASH ROOM

13'8 x 7'10 (4.17m x 2.39m)  
Rear door, plumbing for washing machine.

## GARAGE

15'2 x 11'3 (4.62m x 3.43m)  
Double doors, part corrugated iron construction.

## STABLE/STORE SHED

20' x 11'4 (6.10m x 3.45m)  
Concrete block and box profile, in need of some attention.

## FIELD SHELTER

19' x 11'6 (5.79m x 3.51m)  
Leading to side garden area.

## ENCLOSED GARDEN

6 foot wall and fence, rockery with split level seating area under mature trees, lawned areas, flower beds, shrub, concrete patio area. Not overlooked. Railway goods van used as storage shed. Gate leading to parking area.

## PADDOCK

Stream running along bottom left corner of paddock. Small wildlife pond at bottom constructed in 2014. A heaven for wildlife and home to frogs, newts, dragonflies and aquatic insects.

## GROUNDS

Large Gravelled parking area to rear. Static caravan used for storage. LP gas tank.

## SERVICES

We are advised that mains water and electricity & drainage are connected.

## VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail [carmarthen@johnfrancis.co.uk](mailto:carmarthen@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From Carmarthen, take the A484 south signposted Llanelli/Pembrey Country Park. Travel through the villages of Cwmffrwd, Idole, Llandybeilog and onto Kidwelly. At the roundabout, take the first junction off and continue on the bypass for approximately a quarter of a mile and turn left signposted Mynyddygarreg. Continue on this road through the village of Mynyddygarreg having gone up the hill which flattens out at the top. Continue on for approximately 500 yards and the property will be found on the right-hand side shown by our John Francis For Sale Board.

## Ground Floor

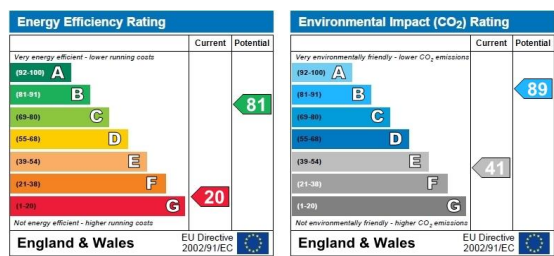
Approx. 111.8 sq. metres (1203.5 sq. feet)



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