

1 Shintor Fach, Mynyddygarreg, Kidwelly, Carmarthenshire, SA17 4LP

Offers in the region of £94,500

A delightful end terrace Period cottage set in pretty location on the fringe of the popular village of Mynyddygarreg commanding wonderful views over open farmland. The property is in need of refurbishment and provides the following accommodation: Sitting Room; Kitchen/Breakfast Room; Shower Room; 2 Bedrooms. Oil fired central heating. Upvc Double Glazing. Small garden area to front. Parking space for one vehicle. Boiler Room.

Shintor Fach, Kidwelly, SA17 4LP

SITTING ROOM 14'6" x 12'11" (4.44m x 3.96m)



Open fireplace in brick surround. Stairs to first floor. Shelved alcoves. Radiator.

ANOTHER ROOM ASPECT



KITCHEN/BREAKFAST ROOM 10'2" x 9'5" (3.12m x 2.89m)

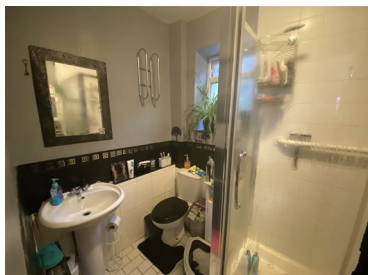


Single drainer stainless steel sink unit set in granite effect work-surface. Built in pine cupboards. Plumbed for automatic washing machine. Wood effect floor. Radiator.

ANOTHER ROOM ASPECT



SHOWER ROOM 7'4" x 5'1" (2.25m x 1.56m)



Shower in tiled and glazed cubicle. Pedestal hand basin and low level W.C. Tiled floor. Radiator.

FIRST FLOOR

BEDROOM 13'5" x 10'2" (4.10m x 3.11m)



Radiator.

BEDROOM 10'4" x 9'4" (3.17m x 2.87m)



Built in Airing Cupboard. Radiator.

OUTSIDE

FRONT GARDEN

A pretty enclosed small garden area from where there are lovely views.

PARKING SPACE

BOILER ROOM

Oil fired boiler for heating requirements.

SERVICES



We are advised that the property is connected to mains electricity, water and drainage

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

EDUCATION

SPORTING AND RECREATIONAL

LOCATION

DIRECTIONS

VIEWING

By appointment with BJP

Shintor Fach, Kidwelly, SA17 4LP

OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY & VALUATION

WEBSITE ADDRESS

Carmarthen 01267 236363 Llandeilo 01558 822468 View all our properties on: www.bjpco.com; www.rightmove.co.uk; www.zoopla.co.uk; www.primelocation.com or www.onthemarket.com

