

NEW  
INSTRUCTION



## 53 Parc Y Garreg, Kidwelly SA17 4PU

**Offers in the region of £180,000**

Modern Detached 3 Bedroom Property  
Driveway and Garage  
En-Suite To Master  
Double Glazing, Gas Central Heating  
Close Proximity to Kidwelly

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**CR/WJ/70577/210920**

## **DESCRIPTION**

A beautifully presented, modern 3 bedroom detached property with driveway parking, garage and enclosed rear garden. With a good sized lounge, open plan kitchen/dining area, both these rooms having patio doors opening to the garden. The master bedroom has en-suite with family bathroom and a cloakroom downstairs. Constructed in 2010, this popular Charles Church development is located off Meinciau Road in the semi-rural village of Mynyddgarreg. It is in close proximity to the town of Kidwelly with its mix of history and modern conveniences. The larger towns of Carmarthen and Llanelli are 10 and 8 miles respectively both offering national retailers.

## **ENTRANCE HALL**

Entered via door to front, stairs to first floor, understairs storage, radiator, doors to;

## **KITCHEN/DINER**

18'5 x 9'1 (5.61m x 2.77m)  
Double glazed window to front, patio doors to rear garden, fitted with a range of base units with worktop over and matching wall units, 1½ bowl sink, drainer and mixer tap, integrated electric oven and 4 ring gas hob with extractor over, space for fridge/freezer, space and plumbing for dishwasher and washing machine, tiled floor, radiator.

## **CLOAKROOM**

6'1 x 3'9 (1.85m x 1.14m)  
Obscure double glazed window to rear, low level WC, wash hand basin, radiator.

## **LIVING ROOM**

18'5 x 10'4 (5.61m x 3.15m)  
Double glazed window to front, patio doors to rear garden, wall mounted electric fire, 2 radiators.

## **FIRST FLOOR LANDING**

Double glazed window to rear, airing cupboard, radiator, doors to;

## **BEDROOM 1**

15'6/13'1 x 10'4 (4.72m x 3.15m)  
Double glazed window to front radiator, door to;

## **EN-SUITE SHOWER ROOM**

Obscure double glazed window to rear, shower cubicle with mains shower, low level WC, wash hand basin, radiator, localised wall tiles.

## **BATHROOM**

7'4 x 6'2 (2.24m x 1.88m)

Obscure double glazed window to front, panel bath with shower over and side screen, low level WC, wash hand basin, radiator, localised wall tiles.

## **BEDROOM 2**

11'7/9'6 x 9'1/3'8 (3.53m x 2.77m)  
Double glazed window to front, radiator.

## **BEDROOM 3**

9'1 x 6'4 (2.77m x 1.93m)  
Double glazed window to rear, radiator.

## **EXTERNALLY**

To the front is a lawned garden with pathway to the front door, driveway parking to the side leading to the **GARAGE - 18'1 x 9'5** with up and over door, power and lighting connected. Gated pedestrian access to the rear enclosed, level garden which is mainly laid to lawn and a patio seating area.

## **SERVICES**

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

## **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

## **FACEBOOK & TWITTER**

Follow us on twitter  
@JohnFrancisCarm or on  
facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

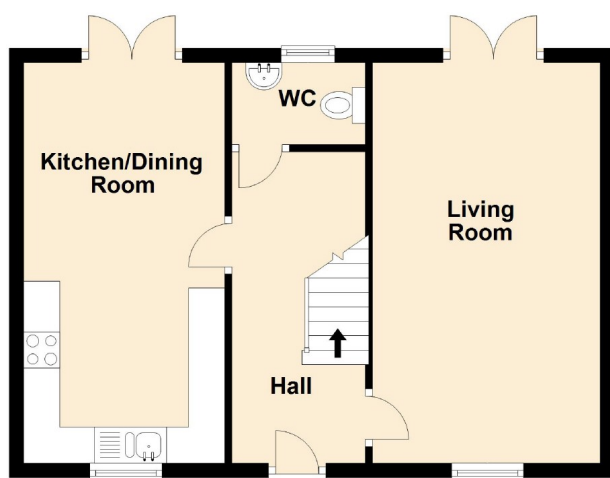
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From Carmarthen, travel south following the signs for Kidwelly. At the roundabout in Kidwelly, continue straight over taking the next turning on the left signposted Mynyddgarreg. Continue into the village, take the second turning on the left into Parc y Garreg, follow the road around and the property will be found on the left-hand side.

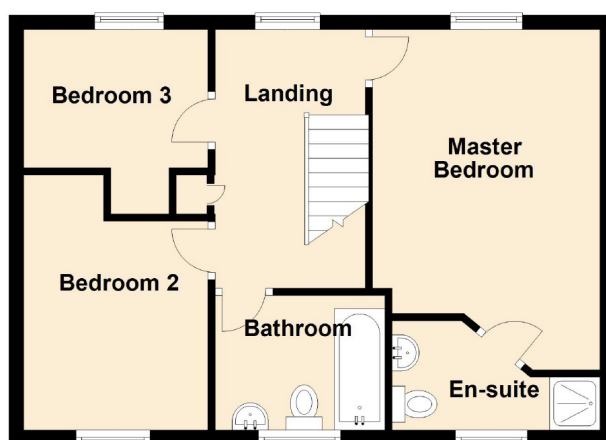
## Ground Floor

Approx. 44.3 sq. metres (477.2 sq. feet)



## First Floor

Approx. 44.3 sq. metres (477.2 sq. feet)



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**John.**  
**Francis**