

7 Parc Y Garreg, Mynydd Y Garreg SA17 4PU



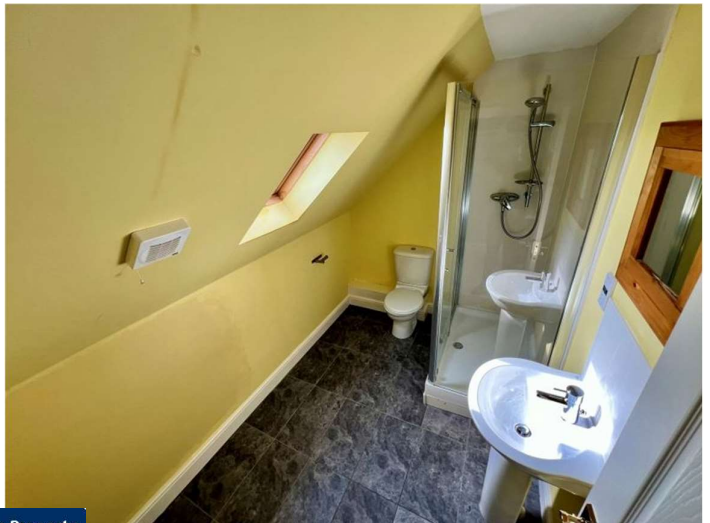
Offers In Region of £185,000 Freehold

FOR SALE | AR WERTH



Description

Swift Property Services are pleased to offer 7 Parc Y Garreg on the market for sale. This modern, three bedroom / three storey town house is situated on a popular Charles Church residential development within the quiet village of Mynydd Y Garreg, Carmarthenshire. Convenient location approximately one mile from the town of Kidwelly and its range of amenities including shops, cafes, primary school, train station and stunning castle. The beautiful Carmarthenshire coastline can be found nearby and Pembrey country park approximately five miles away. The county town Carmarthen and Llanelli are both in the region of eight miles away. The house built in 2010, is set over three levels, internally comprised of spacious living/dining room, kitchen, entrance hall and cloakroom with WC on the ground floor. The first floor comprises of a family bathroom and two double bedrooms. The second floor comprises of a large master bedroom with dressing room area and en suite shower room with WC. Externally there is an enclosed rear, mainly lawned garden, off road parking for two vehicles and garage. EPC C - 74. Being a modern property, the house is energy efficient with Mains gas central heating / Glow Worm combi boiler, high levels of insulation and double glazing throughout. Freehold. Chain Free. Please see our virtual tour to fully appreciate all that this fantastic property has to offer. To arrange a viewing, please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk



Rooms & Descriptions

Location: Situated on a popular residential development within the quiet village of Mynydd Y Garreg, Carmarthenshire. Convenient location approximately one mile from the town of Kidwelly and its range of amenities including shops, cafes, primary school, train station and stunning castle. The beautiful Carmarthenshire coastline can be found nearby and Pembrey country park approximately five miles away. The county town Carmarthen and Llanelli are both in the region of eight miles away.

Entrance: Small, part slate / tiled area to the fore with a front door opening to the entrance hall. Doors to kitchen, living room, cloakroom w/c and cupboard. Stairs to first floor landing. Wood effect flooring. Radiator. Mains smoke detector. Thermostat. Consumer unit.

Kitchen: 2.34m (7'9") x 3.63m (11'11") Door to entrance hall. uPVC Window to fore. Range of base and wall units. Integrated gas hob / electric oven. Stainless steel sink and drainer. Plumbing for a washing machine. Space for fridge freezer. Stainless extractor. Radiator. Cupboard housing "Glow worm Flexicom 15hx" gas combination boiler. Wood effect flooring. Smoke alarm.

Living / Dining Room: 4.46m (14'8") x 4.70m (15'6") Spacious, light and airy room. Great for socialising with uPVC double glazed patio doors opening to the garden. Electric fire with wooden surround. Wood effect flooring. Radiator. Understairs cupboard.

Cloak Room: 1.91m (6'4") x 0.89m (3'0") Door to hall. uPVC double glazed, opaque window to fore. WC and oval wash basin with mixer tap. Radiator. Tiled floor.

First Floor Landing: Stairs down to ground floor hall and second floor landing. Doors to bathroom, cupboard and bedrooms 1 & 2. Mains powered smoke detector. Carpeted floor. Radiator.

Bedroom 1: 4.50m (14'10") x 3.34m (11'0") Door to landing. Two double glazed uPVC windows to the fore. Radiator.

Bedroom 2: 4.48m (14'9") x 2.71m (8'11") Door to landing. Two uPVC windows to the rear elevation. Radiator.

Bathroom: 2.34m (7'9") x 2.23m (7'4") Door to landing. Three piece bathroom suite. Bath, pedestal wash basin with mixer tap and coupled WC with push button flush. Tiled floor. Radiator. Extractor.

Second Floor:

Bedroom 3: 4.44m (14'7") x 4.28m (14'1") Small Landing with door to master bedroom and stairs down to first floor landing. Dormer with uPVC double glazed window to fore. Wood effect flooring. Radiator. Opening to Dressing Room

with Velux window to rear, storage and cupboard housing hot water tank. Door to ensuite shower room with WC.

En Suite: 2.89m (9'6") x 1.95m (6'5") Door to dressing area. Velux window. Shower cubicle with shower over running off boiler. WC. Wash basin. Tiled floor. Extractor. Radiator. Shaver point.

Externally: Enclosed rear garden comprised of lawn and small patio area enjoying a sunny, south westerly aspect. Good size driveway providing off road parking comfortably for two vehicles. Garage with power/lighting.

Services: Mains gas central heating (Glow Worm Combi boiler) , electricity, mains water and sewerage. High speed broadband coverage area

Tenure : Freehold

EPC : C / 74 Expiry 10/09/2030

Construction: Timber Frame

Certificates: EICR (Electrical certificate) Dated 03/12/2021. Gas 05/12/2023.

Council Tax: Band "D" Local authority Carmarthenshire County Council.

3 WCs:

Garage:

Off Road Parking:

Three Storey:

Enclosed Rear Garden:

Chain Free:

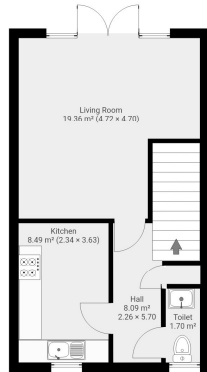
Viewings / Enquiries: Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk for any enquiries or viewing requests.

Virtual Tour Available:

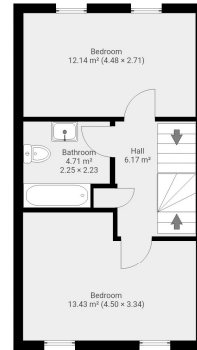
Further Details (Sprift):

<https://sprift.com/dashboard/property-report/7-parc-y-garreg-kidwelly-sa17-4pu/3735979>

Floor Plan



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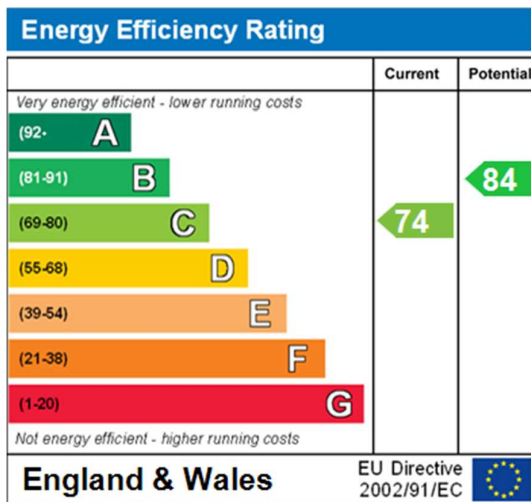
Property Features

- Off road parking
- Garage
- 3 Bedroom
- Gas CH
- Garden



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EPC Certificate



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