



5 Newtown, Mynyddygarreg, Kidwelly, SA17 4PF

Offers in the region of £185,000

Nestled on the outskirts of Mynyddygarreg, this charming semi-detached bungalow offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite with an en-suite bathroom, spacious kitchen and dining room provide an ideal space for entertaining and a living room. The well-presented accommodation is complemented by modern fixtures and fittings, ensuring a comfortable living experience.

One of the standout features of this bungalow is the stunning views of the surrounding countryside, which can be enjoyed from various vantage points within the home. The property is conveniently located just 1.5 miles from Kidwelly, where you will find a range of shops, a school, and a railway station, making it easy to access local amenities and transport links.

This semi-detached bungalow enjoys tranquil setting with breath-taking rural and coastal views. Ideal for buyers looking to settle down or invest in a property with great potential, this bungalow in Mynyddygarreg is certainly worth considering.

KIDWELLY

Kidwelly is an Historic Town dating back to the 12th Century with its beautiful Norman Church and Castle and located in the Gwendraeth Valley with the property having stunning views of the valley, Kidwelly town and Carmarthen Bay beyond. Kidwelly offers a wide and varied range of amenities for day to day need including shops, primary school, eateries and railway station, is conveniently situated between the town of Carmarthen and Llanelli both of which offer an excellent range of amenities. Nearby is the Ffos Las racecourse and a short drive away is the beautiful coastline and beaches at Pembrey including its country park.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

ENTRANCE VESTIBULE 8'3" x 4'0" (2.54m x 1.24m)

UPVC Double glazed entrance door and window to front, tiled floor and double glazed door to Living room.

LIVING ROOM 16'6" x 13'0" (5.04m x 3.98m)



Window to front elevation, 2 radiators, tiled floor and access to loft space. Access to rear hallway and door to kitchen/dining room



KITCHEN/DINING ROOM 11'5" x 12'7" (3.50m x 3.86m)



Fitted with a good range of wall and base units incorporating a 1.5 bowl single drainer stainless steel sink unit, space for a freestanding cooker, dishwasher, integral fridge/freezer Henley multi fuel stove which heats the central heating and an Ariston wall mounted electric water heater.

Window to front elevation and tiled floor.





INNER HALLWAY

Radiator and access to loft. Doors off to.....

BEDROOM 1 10'7" x 10'7" (3.25m x 3.25m)



French doors to rear and window to side elevation, radiator, range of fitted wardrobes with mirrored sliding doors. Door to En-suite



EN-SUITE



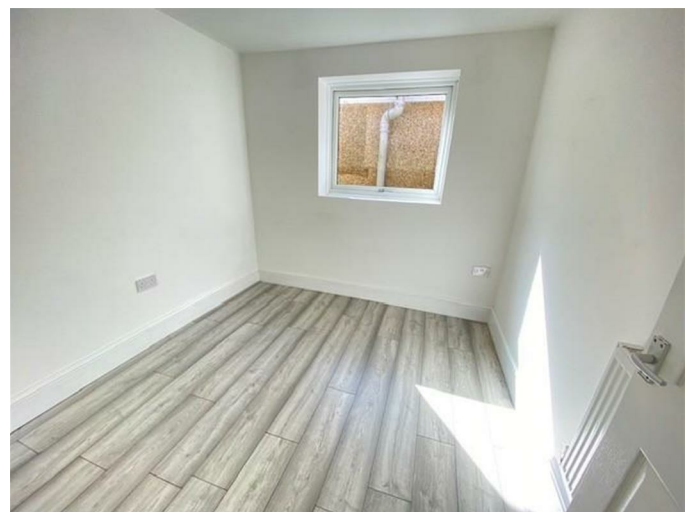
WC and vanity unit, large shower enclosure with Triton shower, tiled floor and window to rear.

BEDROOM 2 10'11" x 10'7" (3.35m x 3.25m)



French doors to rear and radiator.

BEDROOM 3 8'8" x 8'5" (2.65m x 2.58m)



Window to side elevation, fitted wardrobe and radiator

BATHROOM 7'6" x 8'4" (2.31m x 2.56m)



Panelled bath with shower attachment, Shower enclosure with Triton shower, Vanity unit and WC, tiled floor, radiator, window to side elevation and plumbing for washing machine.

EXTERNALLY



Steps lead up to the front entrance door and gravelled pathway leads to the rear of the property. Steps lead up to the rear garden where you have a lawned garden and 2 decking areas where you can take full advantage of the views to Kidwelly and beyond.



VIEWS FROM THE GARDEN





**VIEWS FROM THE FRONT OF THE
GWENDRAETH VALLEY**



SERVICES

Mains water, electric and drainage

COUNCIL TAX

We are advised that the Council Tax Band is B

FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

MOBILE & BROADBAND COVERAGE

Information provided online but would recommend prospective buyers to make their own enquires
BASIC 29 Mbps ULTRAFast 1800 Mbps
EE Vodafone & 02

OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

CONTACT NUMBERS

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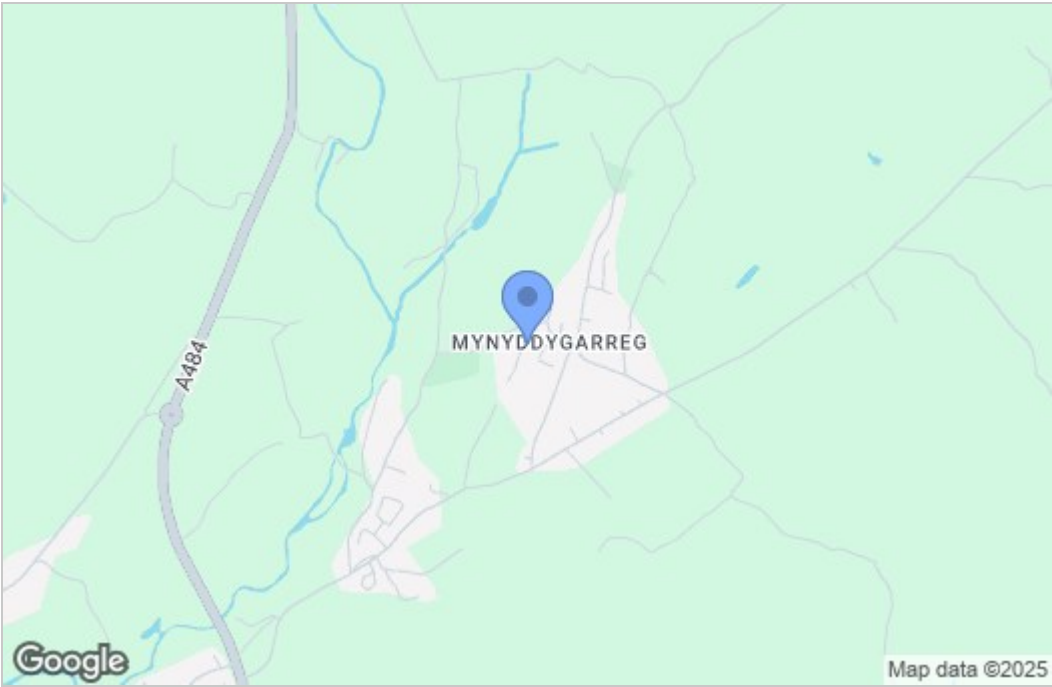
e mail sales@bj.properties

Floor Plan

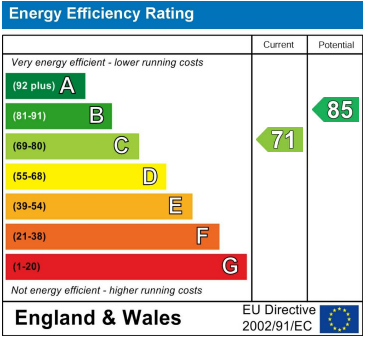


TOTAL FLOOR AREA: 863 sq.ft. (80.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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