



**11 Llys y Felin, Park View Drive, Kidwelly, Carmarthenshire, SA17 4UQ**

Three Bedrooms  
Energy Efficient Homes  
Garage

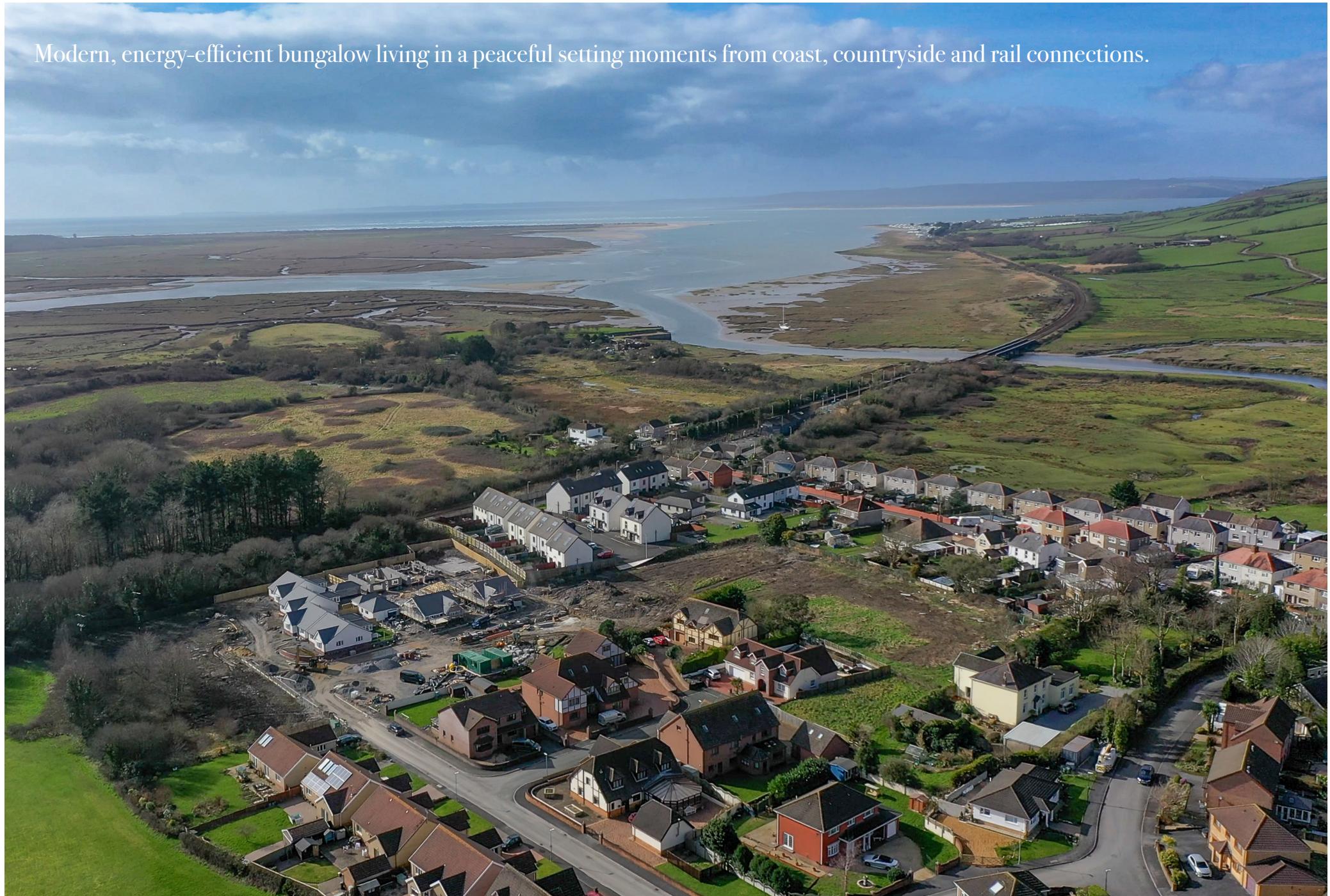
**FREEHOLD**

OFFERS IN THE REGION OF

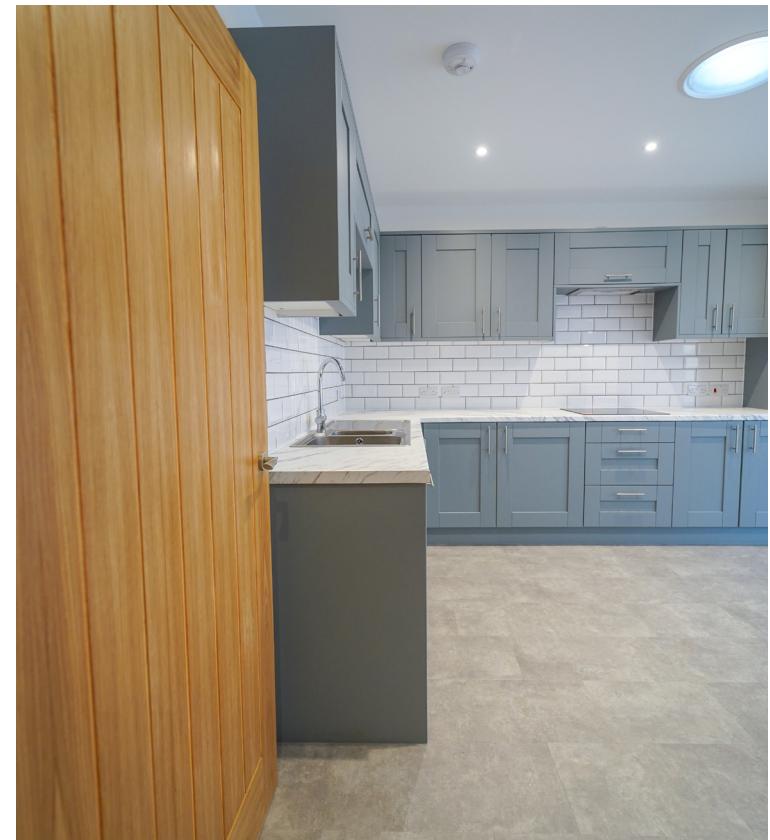
**1,026 sqft**

**£339,995**

Modern, energy-efficient bungalow living in a peaceful setting moments from coast, countryside and rail connections.







Thoughtfully designed new-build bungalows forming part of an exclusive, low-density development in the historic town of Kidwelly, combining contemporary comfort with long-term energy efficiency.







Plots 11 and 12 at The Old Mill are attractive, detached bungalows forming part of a carefully planned development of just 24 homes, set within a mature and established corner of Kidwelly. Each property offers well-balanced accommodation extending to approx. 1,000sqft, designed with a strong emphasis on natural light, ease of living and modern efficiency.

The internal layout centres around a generous kitchen and dining space which opens into a bright sunroom, providing direct access to the rear garden and creating a natural hub for everyday living and entertaining. A spacious lounge with a curved bay window adds character and a sense of calm, while three bedrooms include two comfortable doubles and a third bedroom ideal as a guest room, study or hobby space.

The bathroom and cloakroom are finished in a clean, contemporary style, complemented by quality fixtures and fittings throughout. Built-in storage, underfloor heating and thoughtful design details enhance practicality without compromising on style. These modern homes incorporate environmentally friendly technologies, including:

Air source heat pumps.  
Solar panels for heating and electricity.

These measures not only promote sustainability but also lower energy costs for homeowners.

Externally, each home benefits from a private garden, patio area, driveway parking and a garage, with the wider development arranged to preserve space, privacy and an open feel. Construction is traditionally robust,



## Standard Specification

**External** - Mix of, render and brickwork elevations with composite slate roofs with sun-tube to kitchen.

**Hall** - Electrical sockets, pendant lighting & LVT flooring.

**Living room** - LVT flooring, white colour emulsion walls, white ceilings, electrical sockets & pendant lighting.

**Kitchen** - Shaker style range with laminated worktop with upstand. This will also include the following integrated appliances, electric oven, induction hob, extractor fan, fridge freezer, washing machine, dishwasher, 1.5 bowl sink and taps. Cabinet lighting to underside of wall cupboards. LVT flooring. Tiled splash back over cooker. Tiling from standard range. Adjacent sunroom with French doors leading to the garden. Sun tube for extra light.

**Bathroom** - Comprises of bath, standard shower cubicle, wash hand basin, integrated vanity sink with cabinet. Close-coupled toilet. Wall tiles floor to ceiling in cubicle, half tiled to remaining areas. Choice of tiles to from standard range. Standard taps. Standard shower screen. Electric razor socket & mirror. LVT flooring. White walls and ceiling. Privacy lock to match hardware. Towel radiator. Privacy lock to match hardware.

**Bedroom one** - Neutral coloured carpets, white emulsion walls, ceilings, electrical sockets & pendant lighting.

**Bedroom two** - Neutral coloured carpets, white emulsion walls, white ceilings, oak doors to alcove, electrical sockets & pendant lighting.

**Bedroom three** - Neutral coloured carpets, white emulsion walls, white ceilings, electrical sockets & pendant lighting.

**Cloakroom** - LVT flooring, white colour emulsion walls, white ceilings, W/c and wash hand basin. Half wall tiling from standard range. Towel radiator Privacy lock to match hardware

**Plant room / cupboard** - White emulsion walls, white ceilings, Air source heat pump hot water cylinder storage.

**Retractable loft ladder** - 1m2 around hatch storage, access to PV panel inverter & 1x single pendant light.

**Garage/driveway** - White garage door, one double electric socket. Side entrance door.

**Outside front** - Outside lighting to front door. Seeded garden - hedging / landscaping may be planted or laid to some properties according to site design, along with rainwater harvesting systems.

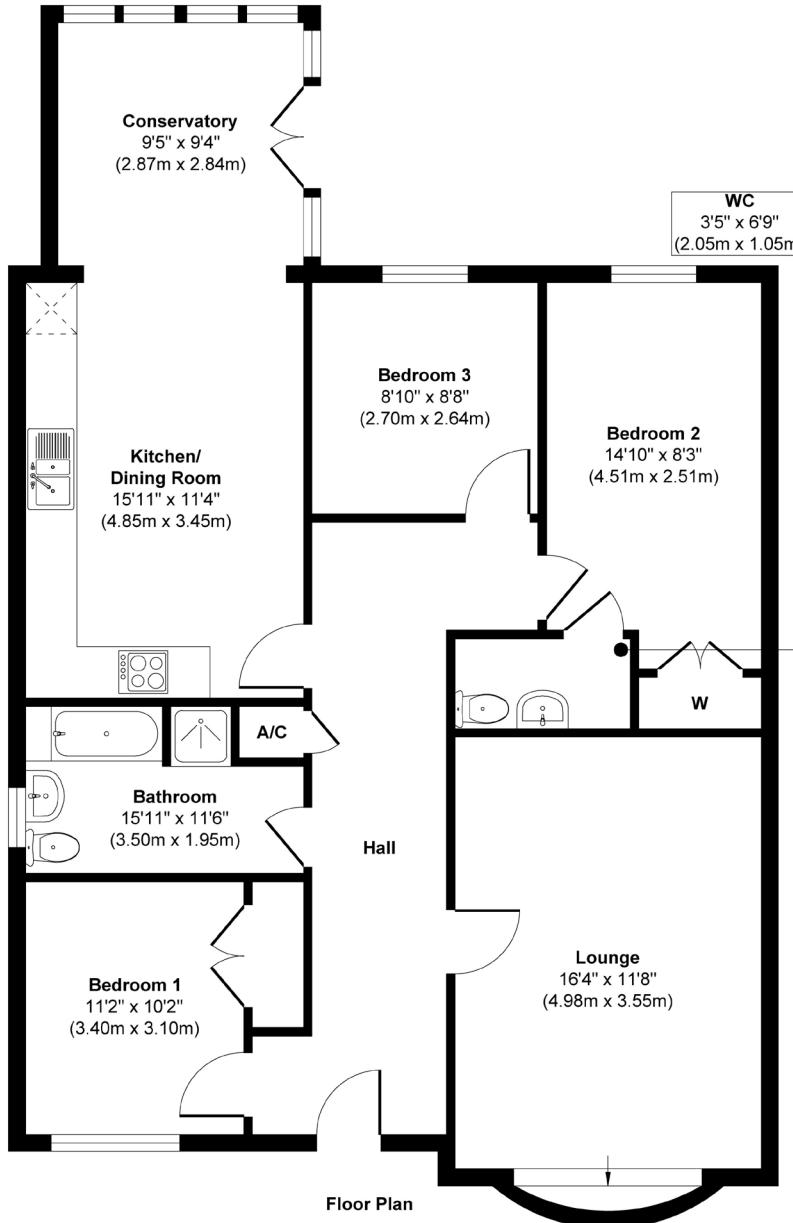
**Outside rear** - 1 x External tap to back. 1 x External double socket to back. Standard size patio area adjacent to sunroom. Seeded lawn, dependent on season. Fencing to all rear boundaries. Side/rear gate where appropriate according to site design.

**Windows & Doors** - White uPVC double glazed windows, uPVC double glazed French door to rear / sunroom. Composite front door. Internal Oak doors.

**Heating** - 4.5kw air source heat pump, providing heat to an underfloor heating system. Electricity 2.8kw solar array.







**Approx. Gross Internal Floor Area 1026 sq. ft / 95.34 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Location

The Old Mill is located on Parkview Drive in Kidwelly, a historic Welsh town set at the mouth of the Gwendraeth Valley on the A484 between Carmarthen (approx. 9 miles) and Llanelli (approx. 6 miles). The town is best known for its striking Norman castle, which forms a dramatic and characterful backdrop to daily life.

Kidwelly Railway Station is within walking distance (approx. 0.6 miles) and provides direct services east to London Paddington and Manchester Piccadilly, and west towards Pembroke Dock, Fishguard and Milford Haven, making it a strong choice for commuters and those seeking easy regional access.

Local amenities including shops, cafés, schools and public houses are close at hand, while the nearby Pembrey Peninsula (approx. 4 miles) offers outstanding coastal and woodland scenery, championship golf, a Blue Flag beach, harbour facilities and the renowned Pembrey Country Park, one of Wales' leading outdoor attractions.

Further afield, Carmarthen provides a full range of shopping, dining and professional services, and acts as a gateway to Pembrokeshire, with coastal destinations such as Tenby and Saundersfoot reachable in around 30 minutes. The National Botanic Garden of Wales (approx. 12 miles) adds another outstanding lifestyle draw, offering year-round appeal.





# THE GREENROOM

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