Terry Thomas & Co
ESTATE AGENTS









19 Gwenllian Gardens

Mynyddygarreg, Kidwelly, SA17 4BA

An energy-efficient and modern three-bedroom townhouse with an EPC Rating of A, benefiting from solar panels and electric heating to help reduce running costs. The property offers spacious open-plan living accommodation, a contemporary fitted kitchen with integrated Bosch and Zanussi appliances, ground floor cloakroom and a principal bedroom with balcony, walk-in wardrobe and en-suite. Further benefiting from an enclosed rear garden and off-road parking for two vehicles, EV charging point. This is an ideal first-time purchase, family home or investment opportunity.

Offers in the region of £249,950

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3 2 1 A

Entrance Hallway

Entered via a slate grey composite double glazed entrance door with oak-effect vinyl flooring, wall-mounted Dimplex electric heater and engineered oak internal doors leading to all principal rooms.

Open Plan Lounge/Dining/Kitchen

30'1" x 12'5" extending to 16'2" (9.17m x 3.79m extending to 4.95m)
A bright and spacious open-plan living area finished with oak-effect vinyl flooring throughout. The lounge and dining area benefits from two wall-mounted electric heaters, uPVC double glazed windows to both the front and rear elevations and uPVC double glazed French doors opening onto the rear garden. A useful walk-in understairs storage cupboard provides additional storage space.
The kitchen is fitted with a modern range of white base and eye-level units with wood-effect work surfaces incorporating a one and a half bowl stainless steel sink unit. Integrated appliances include a Bosch dishwasher, Zanussi fan-assisted oven and grill, Zanussi four-ring induction hob with contemporary extractor canopy, and built-in fridge/freezer. There is also plumbing for a washing machine.

Cloakroom

Fitted with a close-coupled WC, corner wash hand basin with tiled splashback, oak-effect vinyl flooring and uPVC double glazed window.

Landing

Light grey fitted carpet, built-in airing cupboard housing the pressurised unvented hot water cylinder and doors leading to all bedrooms and family bathroom.

Master bedroom 1

16'2" narrowing to 12'6" x 8'7" extending to 13'0" (4.95m narrowing to 3.83m x 2.62m extending to 3.98)
A generous principal bedroom with uPVC double glazed window to the front, wall-mounted electric heater and uPVC double glazed patio doors opening onto a private balcony. The room also benefits from a walk-in wardrobe

En-Suite Shower Room

Fitted with a shower cubicle with electric shower, close-coupled WC, pedestal wash hand basin, slate-effect tiled flooring, partially tiled walls, heated ladder-style towel radiator, LED downlighting and extractor fan.

Bedroom 2

9'10" x 9'10" (3.00m x 3.02m)
uPVC double glazed window overlooking the rear garden and wall-mounted electric heater.

Bedroom 3

9'10" x 5'11" (3.00m x 1.82m)
uPVC double glazed window to the rear and wall-mounted electric heater.

Family Bathroom

6'5" x 5'6" (1.98m x 1.68m)
Comprising a close-coupled WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap and mains shower with rainfall shower head and glazed shower screen. Finished with part tiled walls, slate-effect flooring, heated ladder-style towel radiator, LED downlighting and extractor fan.

Externally

To the rear of the property is an enclosed garden accessed via the French doors from the living area. Beyond the garden is a private parking area providing off-road parking for two vehicles.



































Floor Plan

Type: House - Semi-Detached
Tenure: Freehold
Council Tax Band: D

Services:
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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