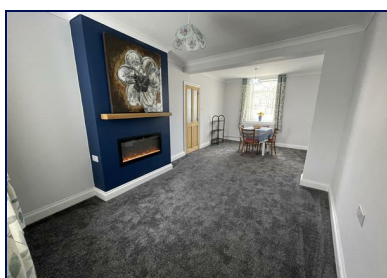


## Queens Cottage, Meinciau Road, Mynyddgarreg, Kidwelly, SA17 4RS



**Asking price £169,995**



A charming semi-detached Cottage located on the outskirts of Mynyddgarreg, recently refurbished by the current owners, ideal for first time buyers or holiday home.

Viewing is recommended to appreciate the quirky interior, with the benefit of some beautiful far reaching countryside views, Oil Central heating & Off Road parking to the Rear. The accommodation comprises of Entrance Hallway, Lounge/Diner, Kitchen, Utility Room, Cloakroom, Rear Porch, Three Bedrooms & Bathroom.

Externally, the rear garden is situated separately a little further down the lane with a good sized open space and drive. Viewing By Appointment. No onward Chain.

EPC Rating - D, Square Metres -73, Council Tax - B

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**RICS**

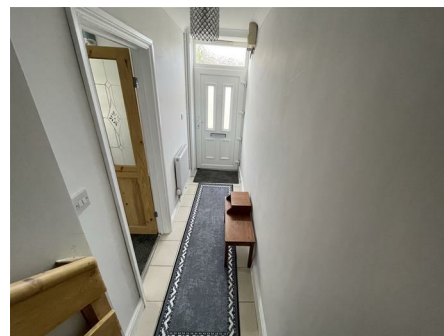


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PROTECTED

## Entrance Hallway

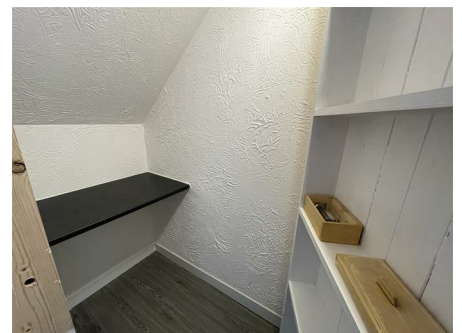
Via uPVC double glazed entrance door, tiled floor, stairs to first floor, radiator, smooth & coved ceiling.



## Lounge/Diner

10'6" x 20'11" (3.22 x 6.40)

uPVC double glazed window to front & rear, two radiators, wall mounted feature electric fire, smooth & coved ceiling, door with shelving leads to understairs storage space/office space with worktop.





## Kitchen

12'0" x 8'2" (3.68 x 2.49)

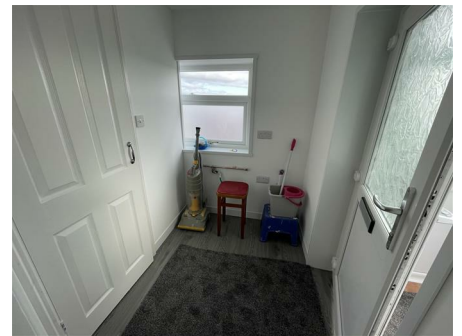
Fitted with a range of base & wall units with complimentary worksurface over, built in electric oven, grill & 4 ring hob with extractor hood over, composite sink unit, walls partly tiled, space for fridge & freezer, tiled flooring, radiator, uPVC double glazed windows to front & rear with obscure glass, smooth ceiling with spotlighting



## Utility Room/Rear Hallway

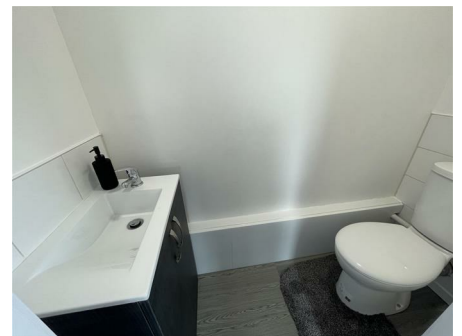
5'11" x 4'8" (1.82 x 1.44)

LVT flooring, uPVC double glazed window to rear, textured ceiling, plumbing for washing machine, space for fridge freezer, vertical radiator.



## Cloakroom

Low level W.C., wash hand basin set in vanity unit, textured ceiling, LVT flooring.



## Side Porch

Of uPVC double glazed construction, poly-carbonate roof, tiled flooring, uPVC double glazed door to side.



## First Floor

## Landing

Smooth ceiling, access to attic space, storage cupboard.



## Bedroom 1

11'0" x 9'7" (3.36 x 2.93)

uPVC double glazed window to front, radiator, smooth & coved ceiling.



## Bedroom 2

9'6" x 8'1" (2.92 x 2.47)

uPVC double glazed window to rear, radiator, smooth & coved ceiling.



## Bedroom 3

7'11" x 5'5" (2.43 x 1.66)

uPVC double glazed window to front, radiator, smooth & coved ceiling.



## Bathroom

Fitted with a three piece suite comprising of low level W.C., wash hand basin set in vanity unit and panelled bath, extractor fan, Respatex to walls, LVT flooring, radiator, fitted base unit, uPVC double glazed window to rear with obscure glass.



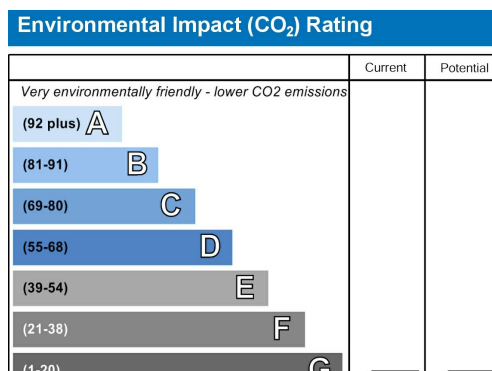
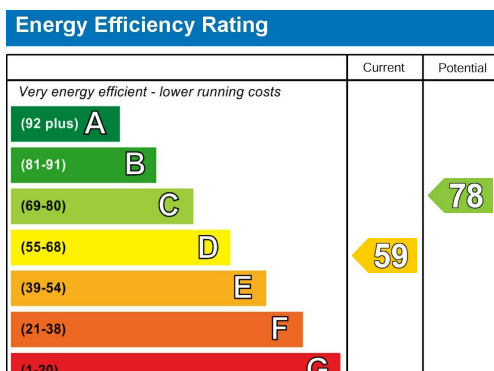
## External

Front forecourt laid with chippings, oil tank, oil central heating boiler, outside tap to side of property, garden to rear (behind next door's property) with off road parking.



## Services

Mains drainage, water & electric.



**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

**NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT**

### **Chartered Surveyor Services**

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.