

Ref: Olam85 The Lambs, Mynyddygarreg, Near Kidwelly, Carmarthenshire, SA17 4RP

**Attractive Well Presented Modern Detached 4 Bed Family Residence
Semi-Rural, Advantageous Location near Kidwelly and the Coast
and within Easy Commuting Distance of Carmarthen, Llanelli and the M4**
Kidwelly 2 miles, Llanelli 8 miles, Carmarthen 10 miles, M4 12 miles, Swansea 20 miles



This attractive detached property was built in 1986 of modern construction materials, with half brick and half rendered elevations under a tiled roof, and offers spacious, light and airy accommodation with the benefit of double glazing and oil-fired central heating:-

First Floor: 4 Bedrooms, one with Balcony, and Bathroom.

Ground Floor: Entrance Hall, Lounge, large Kitchen/Dining Room, Conservatory, Cloakroom.

There is an Adjoining Garage and ample parking with two entranceways, and a delightful garden with large patios and an ornamental pond. The property has very pleasant rural aspects to the rear.

The residence occupies a semi-rural situation with one neighbouring property mirroring the same design and a few other individual properties scattered along this part of the road before it reaches Mynyddygarreg village, which has a primary school and bus service. The historic coastal town of Kidwelly is only a couple of miles away with good local amenities and its own medieval castle overlooking the river. Fuller amenities and secondary and tertiary education are within easy driving distance at Llanelli and Carmarthen. The area offers much to see and do inland and along the coast and estuaries, which are rich in wildlife and beautiful vistas. Pembrey's country park, Cefn Sidan Sands and access to the Millennium Coastal Path are only 5 miles or so away and the new Ffos Las racecourse is 3 miles distant. *(Fuller details about the area are at the end of these particulars.)*

Offers in the Region of: £217,000



THE ACCOMMODATION COMPRISES:

Ground Floor –

- ENTRANCE HALL:** 13'5" x 10'3" (max. including stairwell) A fully glazed front door leads into the L-shaped Entrance Hall with staircase to the first floor, understairs storage cupboard, doors off to the Cloakroom, Lounge and Kitchen/Dining Room.
- CLOAKROOM:** With W.C. and wall-mounted wash hand basin.
- LOUNGE:** 16'1" x 11'7". Fireplace with timber mantel and surround, housing an electric coal-effect fire, fully glazed patio doors leading out to the rear patio and garden, double fully glazed, solid oak French doors lead through to the Kitchen/Dining Room.
- KITCHEN/DINING ROOM:** 18'7" x 12'8" increasing to 15'. Light-oak wall and base units with granite-effect work surfaces, central island with further storage, built-in electric oven with four-ring electric hob over and concealed extractor fan above, 1½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, wall-mounted oil-fired boiler serving the central heating and hot water system, plumbing and space for a washing machine, space for a refrigerator, space for an upright fridge/freezer, fully tiled floor, dual aspect with window to the front and window to the rear with a delightful outlook across the garden to the countryside beyond. Door leading through to the Conservatory.
- CONSERVATORY:** 12'6" x 11'2". At the side of the house, with wood-effect flooring, pitched polycarbonate roof, double fully glazed French doors leading out to the rear patio and garden, and further door to the front aspect.

First Floor –

- LANDING:** Staircase from the Entrance Hall leads up to a half landing with window to the front, then continues up to the main landing with access to the loft, airing cupboard, and doors off to the bedrooms and bathroom.
- BEDROOM 1 with BALCONY:** 11' x 8'6". Wall-to-wall mirror-fronted built-in wardrobes, fully glazed doors leading out to a rear-facing Balcony with balustrade, providing a delightful, relaxing area with a lovely outlook over the garden to neighbouring fields beyond
- BEDROOM 2:** 13'2" x 8'3". Built-in mirror-fronted double wardrobe, window to the rear aspect with lovely rural views.
- BEDROOM 3:** 9'1" x 9' (excluding recess). Window to the front aspect.
- BEDROOM 4:** 9'1" x 6'9". Window to the front aspect.
- BATHROOM:** 7'5" x 6'. Modern white suite comprising shaped shower-bath with Triton electric shower unit and curved shower screening doors, fully tiled walls, vanity unit with wash hand basin and cupboard below, and close coupled W.C. with concealed cistern. Chromium heated towel rail, tile-effect flooring, and frosted-glass window to the front aspect.

Lounge





Kitchen/Dining Room





Conservatory ...



... at the side elevation of the residence with 'outdoor patio rooms' beyond



Bedroom 1



Bedroom 2



Bedroom 4



Bathroom



EXTERNALLY:

ATTACHED GARAGE:

21'6" x 12'3". Aluminium up-and-over door at the front and pedestrian door and window to the rear, concrete floor, power and lighting connected. Fitted workbench along one side. The oil storage tank is situated to the rear enclosed by a dwarf wall. There is a pedestrian gateway and path at the side of the garage leading to the rear garden.

THE APPROACH:

The property is approached along a council-maintained road at the edge of Mynyddygarreg village, and has a sizeable tarmacadamed drive-in/parking area with in-and-out entranceways, shrub borders, and an ornamental wall to the front boundary and an attractive brick wall with pedestrian gated access to the side, leading into the garden.

GARDENS:

The gardens provide a charming setting for the house and include a variety of specimen shrubs, plants, climbers and small trees. The outlook across trees and adjoining fields is pleasantly rural.

There is an area of garden to one side with timber fencing, flower border and a large terraced patio that extends to the rear and leads through to a further paved patio with screening trellis fencing and linking archways. There is a pathway to the seating area outside the lounge together with a neat, gently sloping lawn and a full width ornamental pond by the rear boundary with marginal and water plants and a raised stone-walled backdrop border.



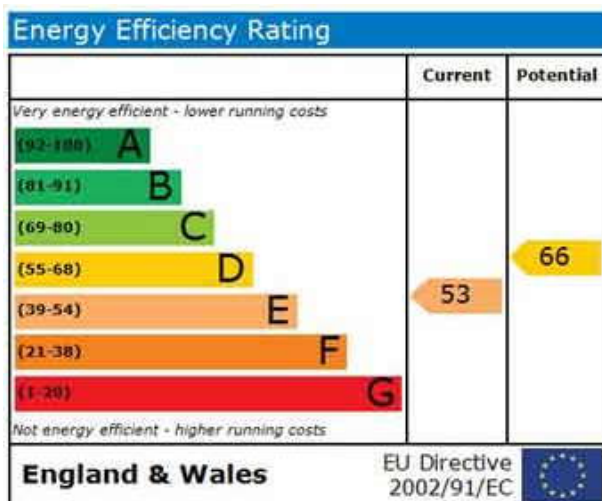




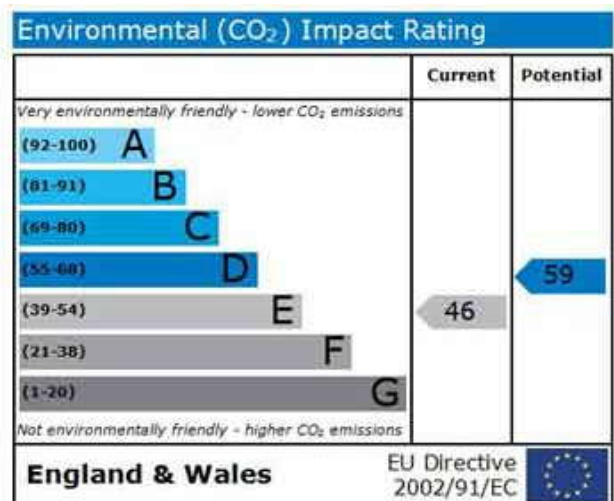




ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

SERVICES:	We understand that the property is connected to mains water, mains electricity, and mains drainage. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.
COUNCIL TAX:	We are informed that the property is within Council Tax Band "D" (Carmarthenshire County Council)
FIXTURES & FITTINGS:	Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.
WAYLEAVES, EASEMENTS & RIGHTS OF WAY:	The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.
TENURE & POSSESSION:	We are informed that the property is freehold with vacant possession on completion, by arrangement.
VIEWING:	By prior appointment with the Selling Agents – PROFILE HOMES Tel: 01550 777790, Email: contact@profilehomes.com Website: www.profilehomes.com

THE LOCATION:

The property is situated at the eastern edge of the rural village of **Mynyddygarreg** (meaning "the stone mountain" in English). The village has viewpoints over the Gwendraeth Valley and across Kidwelly to Carmarthen Bay. It has a primary school, about three quarters of a mile from the property, and a bus service. It is best known in Wales for being home to the late rugby union player Ray Gravell. The Kidwelly Industrial Museum is also here, displaying machinery and tools used in the former tinplate works (1737 to 1941) and former coal mining and brick manufacturing industries important to the region in bygone times.

Kidwelly is about 2 miles from the property south-westerly, with a primary school, doctor's surgery, post office, library, small supermarket, newsagent, cafes, pubs, and a railway halt on the West Wales line. This is a small, historic town, believed to date back to c.1115 and dominated by an imposing, well preserved early 12th Century Norman castle, built in the reign of King Henry I, overlooking the tidal lower reaches of the Gwendraeth Fach River. (The castle was notably depicted in a watercolour painting by the great artist J.M.W. Turner.) The town also has a fine Norman church. Kidwelly offers natural coves, woodland, and a nature reserve. There are public footpaths and planned walks around the area and the town is connected to the National Cycle Network.

This coastal area is known as the Three Rivers Estuary of Carmarthen Bay as the rivers Taf, Towy, and Gwendraeth meet and enter the sea here.

Ferryside is about 6 miles from the property north-easterly, a small seaside town peacefully situated near the mouth of the River Towy, with a primary school, post office, general store, newsagent, doctor's surgery, church, pub with restaurant, small caravan park, bus services, and railway station on the line from Carmarthen to Swansea. The Three Rivers Hotel offers a restaurant and bar and incorporates a gym/fitness centre, spa facilities, and a heated indoor swimming pool (open to the public on a membership basis), as well as a business conference room. There is a sailing club, sandy beaches, and coastal walks with wonderful views, including Llansteffan castle across the water. The town is on the National Cycle Route. Ferryside was named after an ancient ferry route that once crossed the estuary from here to Llansteffan. It grew up as a fishing village, but really developed after the arrival of the railway in the mid-19th Century. This estuary area has always been well known for its cockle beds and Ferryside was at the centre of the cockling industry in past times. Nowadays commercial cockling is only allowed occasionally. It is a lovely area for bird-watching both in the countryside and along the coast, especially in the winter months when numbers are boosted by arrivals from colder climates to feed in the rich mudflats and salt marshes.

Ffos Las Racecourse & Conference Centre is about 3 miles south-easterly in a lovely setting near Trimsaran (between Llanelli and Carmarthen), with rural views across the Gwendraeth valley. This is Britain's newest racecourse, for both National Hunt and Flat fixtures, opened to great acclaim on 18th June 2009, having excellent facilities for race-goers and being an exciting venue for conferences, hospitality and events.

Pembrey Forest Country Park is about 5 miles southerly, providing hundreds of acres of parkland and forestry with walks, nature trails and picnic areas, pony trekking, cycling, and a dry ski slope. The park adjoins the peaceful, sand duned, 7 mile expanse of **Cefn Sidan Beach** stretching across the Pembrey peninsula south of the Gwendraeth estuary. Just north of Pembrey is a circuit for motor sports, autocross, go-karting, and 4x4.

The Millennium Coastal Path can be accessed at Pembrey, providing a stunning, traffic-free, hard-surfaced track for cyclists and walkers that runs between the Country Park and the National Wetland Centre beyond Llanelli, with glorious views en route.

Burry Port is about 7 miles southerly, situated along the estuary of the river Loughor (the Burry Inlet) on the sweeping coastline of Carmarthen Bay, with Pembrey Mountain gently rising behind the town. Burry Port boasts an attractive harbour and picturesque lighthouse, together with good local amenities including a selection of individual shops and businesses, banks, post office, convenience stores, schools, library, sports centre, police station, doctor's and dentist's practices, optician, chemist, pubs, restaurants and eateries, and railway station. The large harbour was originally built to replace the old Pembrey harbour (a short way down the coast) in times when coal from the Gwendraeth Valley was exported here. Nowadays the harbour offers an attractive leisure marina, ideal for sailing and fishing, and a lovely place to take the sea air. Burry Port was headline news back in 1928 when Amelia Earhart became the first woman to fly across the Atlantic – she was a passenger in the first seaplane to cross the ocean non-stop, travelling from Newfoundland and landing on the Burry Estuary.

Llanelli is 8 miles or so south-easterly, an attractive town on the Burry Inlet, and well known for its proud rugby tradition. This is the largest town in Carmarthenshire, and has a number of satellite villages collectively known as "Llanelli Rural". The town provides good shopping amenities with various supermarkets including Iceland, Asda, and Tesco, and a large covered market (the origins of the marketplace date back to the 13th Century), schools, F.E. college, theatre/cinema, pubs and restaurants, railway station, medical and dental services, and general hospital. There is a leisure centre with swimming pool, spa and sauna facilities, sports hall, squash courts, gymnasium, etc., and also an indoor bowls centre. The town largely developed during the 18th and 19th Centuries around the coal mining, tinsplate and steel industries, but these were in decline by the 1970s. There are several buildings of architectural interest, including the impressive 19th Century Town Hall with its parapets and clock tower, and Llanelli House, a Georgian building dating back to c.1714. Parc Howard Mansion, built in 1885 and bestowed to the town in 1912, is home to a Museum and Art Gallery, in a parkland setting with botanical gardens. The town has a railway station on the West Wales line, and is linked to the M4 via the A4138 road.

The Millennium Coastal Park is at Llanelli's shoreline, opened in 2002, offering extensive beaches, dunes, salt marshes, water sports centre, fishing lakes, woodlands, public art, visitor centre, superb views, and a long connecting footpath and cycle track (the Millennium Coastal Path and Cycle Route). Some 2,000 acres of neglected wasteland was reclaimed along about 13 miles of coastline to bring back the natural seashore environment for people and wildlife to enjoy. **The National Wetlands Centre** is a few miles east of Llanelli, run by the Wildfowl & Wetlands Trust – a nature conservation reserve at the edge of the Loughor Estuary (Burry Inlet), with marshes, lakes and reed beds where the little egret, ducks, swans, geese, and a variety of other wild birds can be seen. The River Loughor forms part of the boundary between Swansea County and Carmarthenshire, and the Estuary is well known for its cockles and salt marshes.

Carmarthen centre is about 10 miles north of the property, the ancient county town and administrative centre combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known high street stores such as Marks & Spencer, Debenhams, Next, Monsoon, Curry's, Tesco, Argos, etc., as well as doctor's and dentist's surgeries, schools, Trinity college university, leisure centre with swimming pool (near the High School at Johnstown), multi-screen cinema, art galleries, library, theatre, heritage centre, and plenty of pubs, clubs, hotels, and eateries. The town's train station is on the West Wales line (for Pembrokeshire and to Swansea-Cardiff-Bristol-London), and main roads radiate out to all regions, including the **A40, A48/M4-link road, A484 and A485**. The **West Wales General Hospital** is at the edge of town (10½ miles north of the property).

Carmarthen stands on the meandering Towy river just before it begins its 12 mile estuary down to the bay – recognised as a fine strategic site by the Romans, who built a fort here around AD77 and founded the town of Moridunum (situated in the eastern part of Carmarthen). Signs of the Roman occupation still survive with the remains of an amphitheatre still to be seen. A Celtic Welsh community lived here after the Romans left and the town was known as Caerfyrddin. Welsh is still widely spoken in and around Carmarthen. In the reign of Henry I, the Normans built a castle here, circa 1094, and a tower still remains overlooking the town and river. In the 16th and 17th Centuries Carmarthen was dependent mainly on the wool trade and agriculture. The town expanded in the 18th Century when the iron and coal industries became important, and the imposing Guildhall designed by John Nash dates back to those times. The grand County Hall is an early 20th Century building with the air of a French chateau, designed by Percy Thomas. In the summertime, the ancient art of coracle fishing can still be observed on the waterfront. According to legend, King Arthur's famous wizard Merlin (Myrddin) was born in a cave just outside the town, and the name of nearby Bryn Myrddin (Forest of Merlin) reflects the story. The County Museum is on the outskirts of the town at Abergwili, housed in the medieval Bishop's Palace of St. David, containing a wealth of historical information on the region.

Carmarthen Showground is about 14 miles from the property north-westerly, where events are held throughout the year, including the prestigious Welsh Dairy Show, a major agricultural event. **Carmarthen's 18-hole Golf Course** is 14 miles north.

The National Botanic Garden of Wales is near Carmarthen, 14 miles north-east of the property, set in the former 18th Century park of Middleton Hall, boasting the renowned Great Glass House designed by Norman Foster, with its own Mediterranean climate. This is a famous centre for botanic science, helping to conserve some of the world's rare plants, with a variety of gardens, nature attractions, and superb country views to enjoy.

Llansteffan is directly across the Towy estuary from Ferryside, but is about 17 miles away by car, with two pubs, a boat club, a beautiful sandy beach, and the impressive remains of a 12th Century Norman castle on the headland overlooking the water and enjoying stunning views as far as the Gower Peninsula. This is also an ideal place to enjoy walking, bird-watching, fishing, and sailing. The lovely Scott's Bay is just around the headland and can be reached along a scenic cliff footpath. St. Anthony's well, which was said to have healing waters, is on the hilltop above the beach.

Laugharne is also across the water westerly, situated on the Taf estuary, some 22 miles distant by car. This distinctive town has its own beach and Norman castle ruins. It was once a busy port trading with Bristol, and fishing and cockling were the main occupations. Laugharne became renowned for being home to the poet Dylan Thomas, who penned "Under Milk Wood" at the Boat House. He is buried in the local churchyard with his wife Caitlin. The town offers a variety of good restaurants and hostels – including Brown's Hotel where Dylan Thomas held court.

Swansea, the second largest city in Wales, is 20 miles to the south-east, with plenty of shopping and leisure amenities, a large indoor market, schools and university, general district hospital, the Wales National Swimming Pool (Olympic-size), theatres, concert halls and museums, bus and railway stations, and a good night life with numerous clubs, bars, cafes and restaurants. Beautifully set on the sweeping Swansea Bay shoreline, the city has sandy beaches with safe bathing, an excellent Yachting Marina and Maritime Quarter, waterfront bars and eateries, museums, art galleries, the National Literature Centre (dedicated to Dylan Thomas, who was born in Swansea), and an observatory. Swansea has a number of fine public parks, including the extensive Clyne Gardens & Country Park with follies, streams, bridges, and a castle, as well as superb views across the bay, and Singleton Park which has a Swiss cottage, boating lake, and botanical and herb gardens.

The Gower Peninsula juts out to sea between Llanelli and Swansea, the first designated "Area of Outstanding Natural Beauty" in Britain (in 1956), a region rich in history, nature reserves, glorious landscapes and vistas, with a magnificent coastline that includes wildlife estuary seashores, sweeping sandy bays, secluded coves, and dramatic limestone cliffs. The popular Gower resort of **The Mumbles** is about 22 miles from the property and **Worms Head** is 31 miles distant near **Rhossili**.

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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