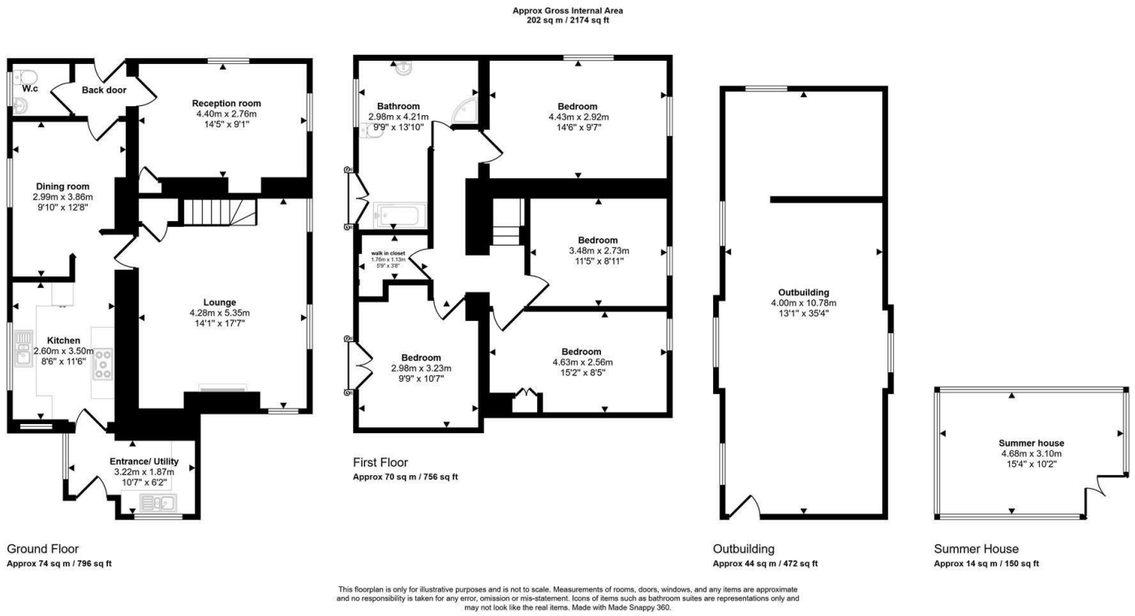

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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TELEPHONE: 01267 236655

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- DETACHED HOUSE
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- HEATING-OIL
- FOUR BEDROOMS
- OUTBUILDINGS & SUMMER HOUSE
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- WELL PRESENTED THROUGHOUT
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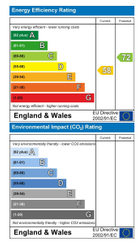

£400,000

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The Agent that goes the Extra Mile

We Say...

Enjoying far-reaching views across the surrounding countryside, this four-bedroom detached home combines character features, inviting living spaces and an attractive setting, making it an appealing choice for buyers seeking a home with both charm and practicality.

On entering the property, you step directly into the useful utility room, which leads through to the practical kitchen and dedicated dining room, ideal for family meals and entertaining. The main lounge provides a cosy retreat, complete with a log burner creating a welcoming focal point for relaxing evenings, while a second reception room offers added flexibility for family living, a home office or hobbies. A rear hallway and cloakroom W.C. complete the ground floor accommodation.

Upstairs, four bedrooms provide comfortable accommodation, complemented by a dedicated walk-in closet and a family bathroom fitted with both a bathtub and separate shower enclosure.

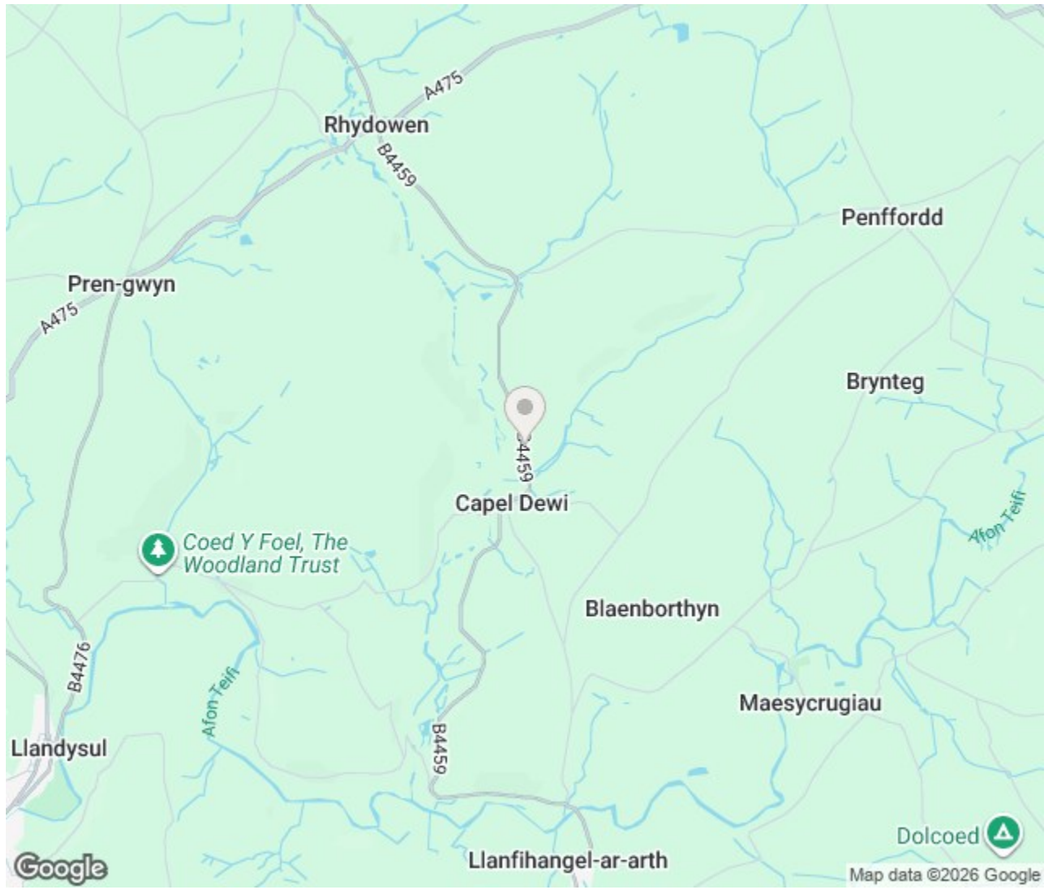
Outside, the property continues to impress with off-road parking, block-paved and slate-chipped terraces providing areas for outdoor dining and entertaining, and lawned gardens enclosed by attractive stone walls. A detached outbuilding adds further versatility, while the raised timber summer house, complete with expansive decking, offers an ideal spot to relax and enjoy the surrounding countryside views.

Combining character, versatile living space and an appealing rural outlook, this four-bedroom detached home is well worth viewing. Viewings are highly recommended.

DIRECTIONS

Starting from Dark Gate in Carmarthen, continue onto Lammas Street. Turn left onto Morfa Lane/B4312, then take the first exit at the roundabout onto the A4242. At the next roundabout, turn right onto the A484, then take the first exit at the following roundabout onto Heol Llangynnwr/A484. At the next roundabout, take the second exit onto the A40, followed by the first exit at the next roundabout onto the A485. At the following roundabout, take the second exit onto Dolgwili Road/A485 and continue along the A485 for approximately 7.6 miles before turning left onto the B4459. The property will be on your right. What3words: ///madder.history.contained

GENERAL INFORMATION

GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band E
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/JTP/06/26 OK

LOCATION AERIAL VIEW