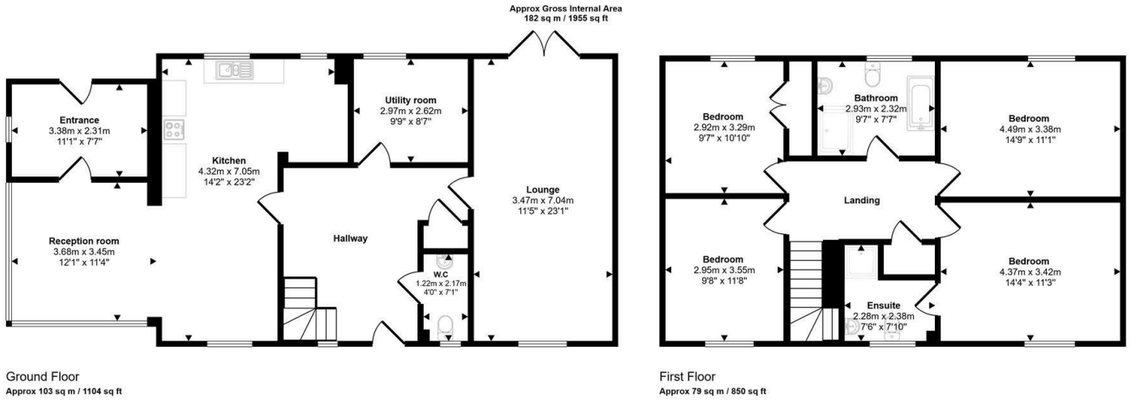


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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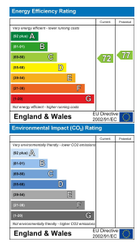
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
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The Agent that goes the Extra Mile

We Say...

Welcome to your dream rural sanctuary—a beautifully presented, four-double-bedroom detached house that effortlessly pairs country chic with modern living, all wrapped up in lush private gardens with breathtaking countryside views.

The journey begins in a slate-tiled boot room that sets a warm, welcoming tone before stepping into a light-flooded reception room, framed by panoramic windows that bring the rolling scenery inside. From here, double doors lead into the ultimate heart of the home: an expansive open-plan kitchen and dining area showcasing rich burgundy subway tiles, solid timber worktops, and a vaulted dining space wrapped in glass. The kitchen and dining area feature oak flooring which continues seamlessly through to the inner hallway, adding a natural finish and creating a lovely sense of flow between the spaces. Beyond, a central inner hallway connects to a practical utility room, a sleek ground-floor W.C., and a massive dual-aspect lounge where patio doors sweep out onto the wrap-around garden—making indoor-outdoor entertaining an absolute breeze.

Upstairs, the bright landing leads to four exceptionally generous double bedrooms, offering room for the whole family to spread out in style. The principal bedroom boasts its own private, modern en-suite shower room, while a chic family bathroom serves the remaining rooms. Complete with ample off-road parking and an EV charger, this show-stopping home delivers maximum space, flow, and country-side glamour.







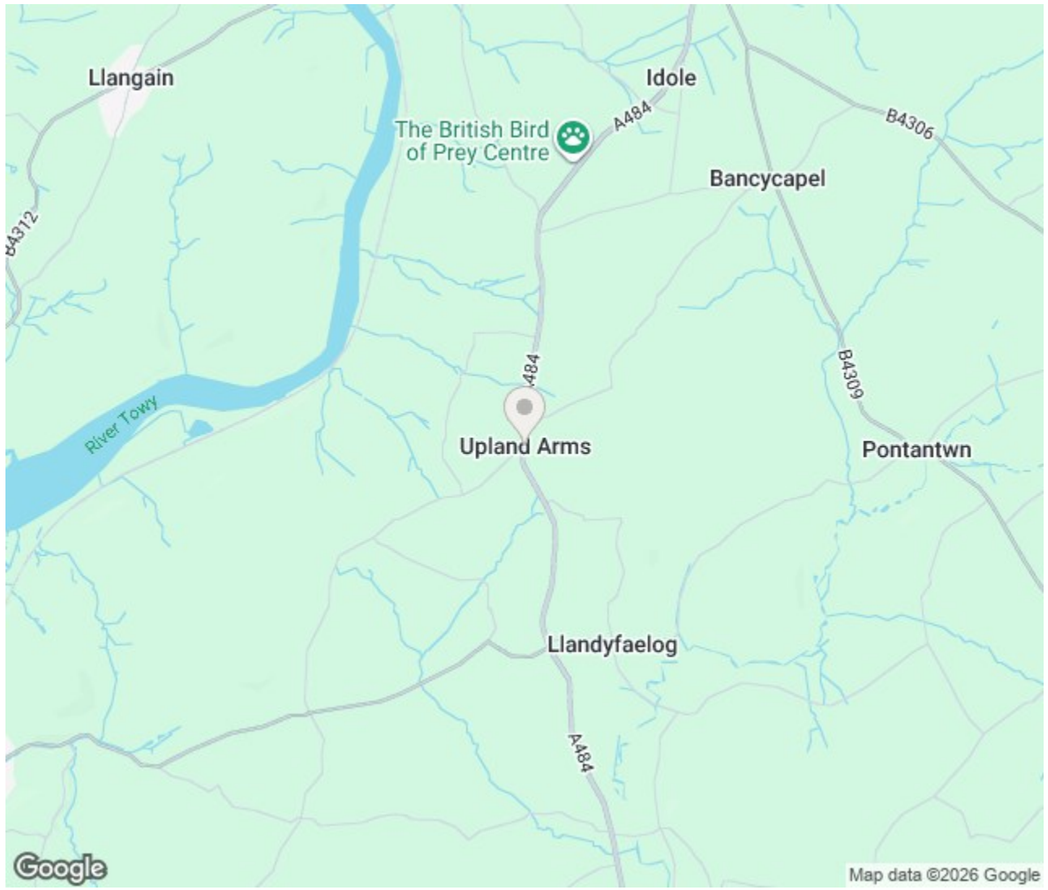
DIRECTIONS

From our offices on Dark Gate in Carmarthen, head towards continue onto Lammas Street. Turn left onto Morfa Lane/B4312, then at the roundabout take the second exit onto the A4242. At the next roundabout, take the first exit onto the A40, followed by the third exit at Pensarn Roundabout onto the A484. Continue along the A484, staying on the A484 at the next two roundabouts. After approximately 3.9 miles, turn right, where the property will be located on your left. What3words: ///undercuts.liners.hiring

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: F
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/09/26 DRAFT CFP

LOCATION AERIAL VIEW








WIPE YOUR PAWS!











