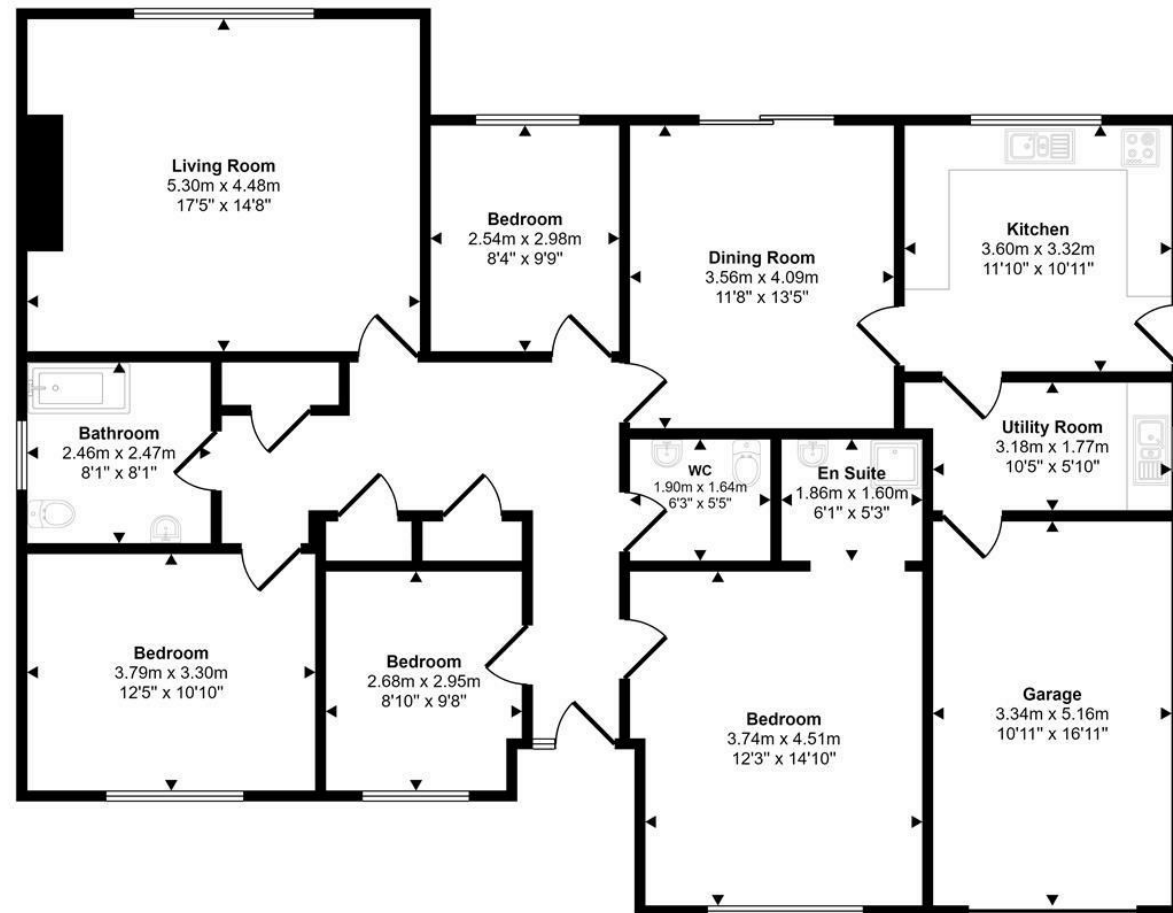


Approx Gross Internal Area  
158 sq m / 1699 sq ft



Floorplan

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.

**GENERAL INFORMATION**

VIEWING: STRICTLY 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 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/REM/02/23OK

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

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

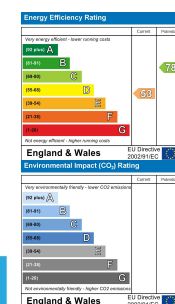


**4 Golwg Y Twr, Llanarthney, Carmarthen, Carmarthenshire, SA32 8JF**

- DETACHED BUNGALOW
- FRONT AND REAR GARDEN
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- GOOD TRANSPORT LINKS
- FOUR BEDROOMS
- GARAGE
- EASY ACCESS TO CARMARTHEN
- VILLAGE LOCATION
- EPC RATING: E

Offers In Excess Of £390,000

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk) TELEPHONE: 01267 236655

**The Agent that goes the Extra Mile**





A fantastic opportunity to purchase this four bedroom detached bungalow situated in a cul-de-sac in the popular village of Llanarthney. This well-presented property benefits from driveway parking, an integral garage, and front and rear gardens. It offers versatile, flexible living and can be set up to suit the needs of its new owners, either as a wonderful family home or as the perfect retirement bungalow.

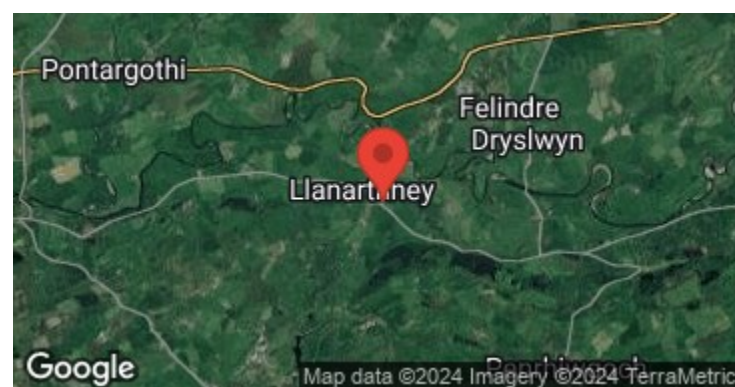


The property briefly comprises: hall with built-in storage, living room with feature fireplace and gas fire, dining room currently being used as a second lounge, kitchen, utility room with door to integral garage, four bedrooms including master bedroom with en-suite (bedrooms three and four are currently used as a dining room and office), family bathroom and separate WC & washbasin.

Externally the property comprises: front lawned area, paved off-road parking and access to the garage. The rear garden comprises patios, a lawn, planted borders with a selection of mature shrubs and plants, and a gazebo. A perfect private spot to enjoy your morning coffee or al fresco dining.

The property benefits from double glazing throughout, cavity wall insulation, and oil fired central heating. Viewing is highly recommended to appreciate the potential this property has to offer, including its fantastic private location.

The property is situated in the village of Llanarthney with its popular restaurant 'Wrights Food emporium' and is nestled in the Towy valley. Just 10 minutes from here on the imposing Brecon Beacons you will find the market town of Llandeilo. This vibrant cosmopolitan town draws people in with its independent shops, vibrant pubs and restaurants, delis and butchers and local beauty spots. The town has its famous Dinefwr estate – with Dinefwr Castle, beautiful walks and National Trust house which hosts many events and celebrations. The town is full of places to discover and there are always events in the community centre and throughout the town.



## DIRECTIONS

From our Office in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn left onto Morfa Ln/B4312. At the roundabout, take the 1st exit onto A4242. Go through 1 roundabout. Turn right onto A484. At the roundabout, take the 1st exit onto Heol Llangynnwr/A484. At the roundabout, take the 3rd exit onto Heol Llangynnwr/B4300. Turn left onto Capel Dewi Rd/B4300. Continue to follow B4300. Turn left onto Golwg Y Twr. The property will be on the right. What3Words reference: outsmart.flinches.painted  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.