

Approx Gross Internal Area
117 sq m / 1258 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: 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 B

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.

ADD/REM/10/230K

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

TELEPHONE: 01267 236655

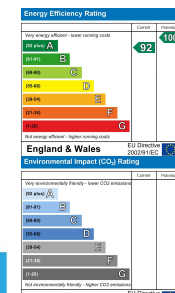


Llwynon Bolahaul Road, Cwmffrwd, Carmarthen, SA31 2LW

- DETACHED BUNGALOW
- AMPLE PARKING
- DETACHED DOUBLE GARAGE
- CLOSE TO AMENITIES
- HEATING - AIR SOURCE PUMP
- FOUR BEDROOMS
- FRONT AND REAR GARDENS
- OUTSKIRTS OF CARMARTHEN TOWN
- GOOD TRANSPORT LINKS
- EPC RATING - A

Offers In Excess Of £425,000

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile





A fantastic opportunity to purchase this four-bedroom detached bungalow situated on a lane off Bolahaul Road, on the outskirts of Carmarthen town. The property offers versatile space, with an enclosed garden and off-road parking as well as a garage and could easily suit a couple looking to retire or a young family looking for some extra space.

The property briefly comprises; an entrance hall, living room with electric fire, kitchen/diner with a separate utility room next door and access to the rear garden, family bathroom, and four bedrooms with the master benefiting from an en-suite.

Externally to the front, the property offers off-road parking for multiple vehicles, a lawned area and access to the detached double garage. The rear garden which has been beautifully cared for and is a combination of a lawned area and a patio area. This offers a wonderful place for relaxing, reading the newspaper with your morning coffee or giving the children or dog space to play.

Viewing is highly recommended to fully appreciate the fantastic location of the property and all this bungalow has to offer.

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David, and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English.



DIRECTIONS

From our office on Dark Gate 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 2nd exit onto A4242. At the roundabout, take the 1st exit onto A40. At Pensarn Roundabout, take the 3rd exit onto A484. At the roundabout take the 3rd exit onto the A484. At the roundabout take the 2nd exit onto A484. Continue then turn left onto Heol Bolahaul. Continue then take the first right after the river bridge. Property is the second on the left. What 3 Words Reference: [///swing.frost.shed](http://swing.frost.shed)

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.