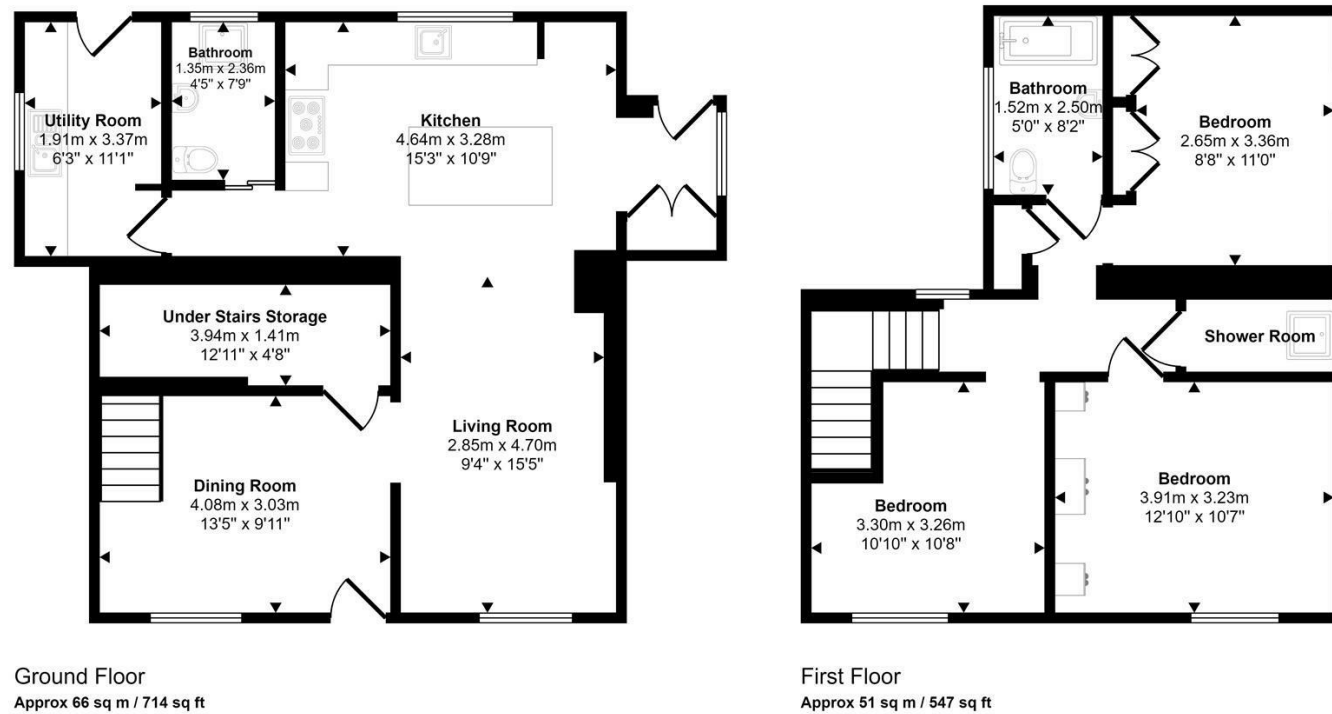


Approx Gross Internal Area
117 sq m / 1261 sq ft



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 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/REM/10/23OK

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

TELEPHONE: 01267 236655

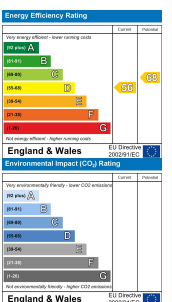


Tyrynys Llanddarog, Carmarthen, Carmarthenshire, SA32 8BL

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- REAR GARDEN
- NO CHAIN
- HEATING - LPG GAS
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED
- EPC RATING - D
- LIVE PLANNING FOR EXTENSION & DETACHED DOUBLE GARAGE

O.I.R.O £400,000

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The Agent that goes the Extra Mile





A fantastic opportunity to purchase this three double bedroom detached property situated in the popular village of Llanddarog. The property has been sympathetically renovated by the present owners now providing beautifully presented accommodation retaining character features including oak doors, feature beams, exposed stone walling. It offers versatile, flexible living and can be set up to suit the needs of its new owners.

The property briefly comprises; open plan kitchen and living room which the present owners have renovated for a modern twist but left exposed stone walling and feature beams, separate dining room with door leading to the storage under the stairs, downstairs shower room with WC and utility room with door leading to the rear garden. Upstairs the property benefits from three double bedrooms, family bathroom and separate shower room. Property benefits from double glazing and LPG Gas.

Externally the property benefits from ample off road parking to the side with gated access to the rear garden. The rear garden which has been beautifully cared for and has a combination of a lawned area, gravel area and a patio area. The property also benefits from the added bonus of having mature fruit trees. This offers a wonderful place for relaxing, reading the newspaper with your morning coffee or giving the children or dog space to play.

We have been informed by the owners that planning consent has been granted for a single storey extension with foundation in place to the side of the house ideal as an additional living/sun room. Also planning consent has been granted for the erection of a detached double garage.

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



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 2nd exit onto A48. Turn right onto B4310 signposted for Llanddarog. Continue on this road for 1.5 miles. The property will then be on your left. What3Words Reference: ///branded.sulked.invisible

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