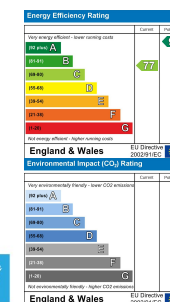


Ty Troed Y Rhiw Cwmdud, Carmarthen, Carmarthenshire, SA33 6XJ

- DETACHED HOUSE
- RENOVATED CHAPEL
- REAR GARDEN
- BEAUTIFULLY PRESENTED
- HEATING - AIR SOURCE
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- VILLAGE LOCATION
- 10 MILES FROM CARMARTHEN
- EPC RATING - C

Offers Around £450,000

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



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 C
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.
JETH/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.

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The Agent that goes the Extra Mile



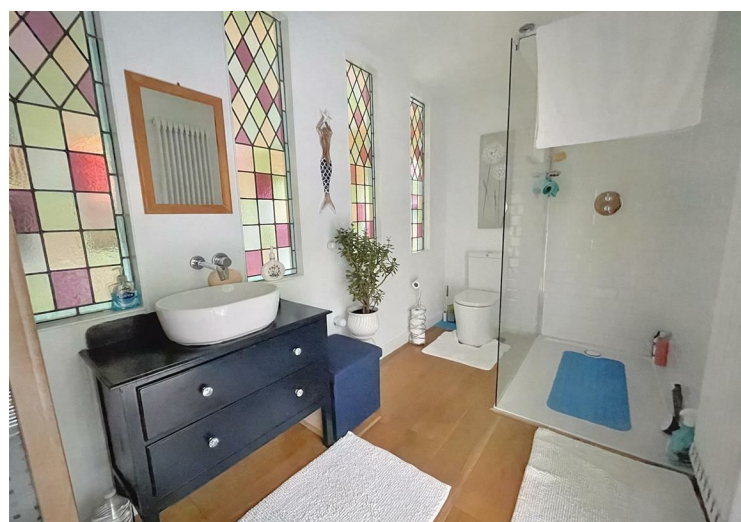


A fantastic opportunity has arisen to purchase this beautifully presented three bedroom detached property in the rural village of Cwmdud and just 10 miles from the County town of Carmarthen with its amenities and facilities. Viewing is highly recommended to appreciate what the property has to offer.

The property briefly comprises; entrance hall and downstairs WC, beautiful wood doors with stained glass leading through into the open plan kitchen / dining and living room. This room really does have the wow factor as soon as you walk in. On the first floor the property offers one double bedroom with en suite and also family bathroom with walk in shower. The top floor of this property is where the further two double bedrooms are, with one benefiting from an en suite.

Externally the property offers off road parking to the side. The rear garden of this property benefits from lawned and patio area, a perfect place for your morning coffee or evening alfresco dining.

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. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, an Apollo Cinema complex, restaurants, bars, and a multi-storey car park. The town is also served by direct intercity trains from West Wales to London.



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 right onto Heol Dwr/Water St. Turn right at the 1st cross street onto St Catherine St. Continue onto Barn Rd. At the roundabout, take the 1st exit onto Francis Terrace. Continue onto Richmond Terrace. Richmond Terrace turns right and becomes Old Oak Ln. At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484. Continue to follow A484. At the roundabout, take the 1st exit onto Bronwydd Rd/A484. Turn right to stay on A484. Continue for 2.5 miles. The property will be on your left. What3Words Reference; //alleyway.singing.front

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