

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 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.

JETH/REM/11/23/OK

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

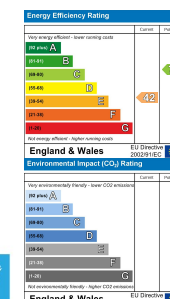
EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655



**51 Dol Y Dderwen, Llangain, Carmarthen, Carmarthenshire, SA33 5BE**

- DETACHED BUNGALOW
- CONSERVATORY
- OFF ROAD PARKING
- CLOSE TO AMENITIES
- HEATING - GAS
- THREE BEDROOMS
- GARDEN
- 10 MINUTE DRIVE TO LLANSTEFFAN BEACH
- CUL-DE-SAC LOCATION
- EPC RATING - E



Offers Around £250,000

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**





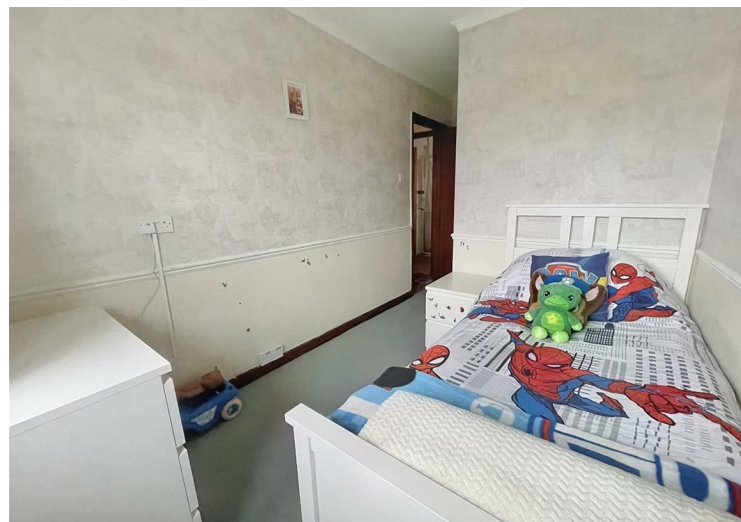
A fantastic opportunity to purchase a three-bedroom detached bungalow in the peaceful and popular village of Llangain, situated just a ten-minute drive from Llansteffan and the same into Carmarthen Town. The property can appeal to many buyers from someone looking for a home to enjoy their retirement or a family just starting out.

The bungalow is situated at the end of a cul-de-sac and has driveway parking. The accommodation briefly comprises; Entrance Porch, Entrance Hall, Kitchen, Lounge, Utility Room with a single door out onto the garden, Three Bedrooms, Shower/Bathroom and Conservatory with French doors leading out to the rear garden.

Externally there is off road parking to the front and a gravelled garden. To the rear the low maintenance garden has a useful patio area which would make a perfect place for alfresco dining. There is gated access to both sides of the property.

This bungalow really does have so much to offer and viewing is highly recommended to fully appreciate all it 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 continue on to Lammas Street, at the junction turn right on to Morfa Lane, at the roundabout take the first exit on to Picton Terrace, continue on the B4312 then turn left on to Llansteffan Road continue to follow the B4312, continue through the village of Llangain for approximately 3 miles. Turn left onto Maesyravel. Then turn right onto Dol Y DDerwen. The property will be found on the left handside at the end of the cul-de sac. What3Words Reference; [///twist.global.tissue](http://twist.global.tissue)

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.