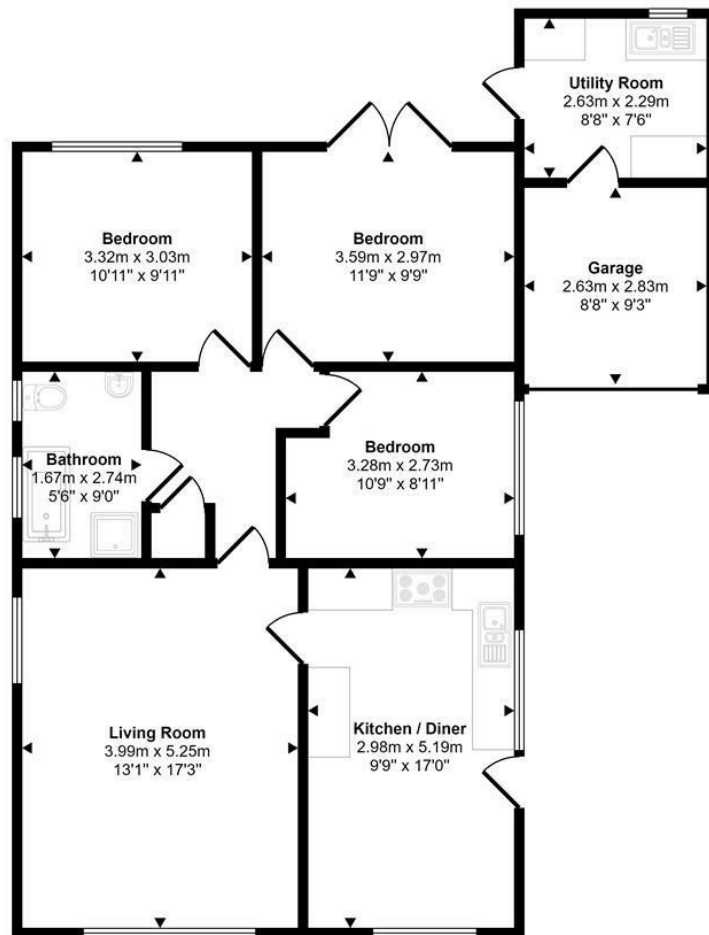


Approx Gross Internal Area
94 sq m / 1017 sq ft



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 D

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/02/24 OK

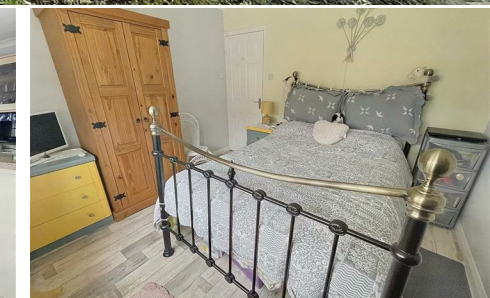
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

TELEPHONE: 01267 236655

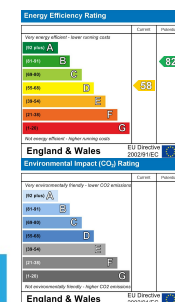


22 Maes Dolau, Idole, Carmarthen, SA32 8DQ

- DETACHED BUNGALOW
- OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- GARAGE
- HEATING - OIL
- THREE BEDROOMS
- FRONT AND REAR GARDEN
- GOOD TRANSPORT LINKS
- 10 MINUTE DRIVE TO CARMARTHEN
- EPC RATING - TBC

£250,000

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

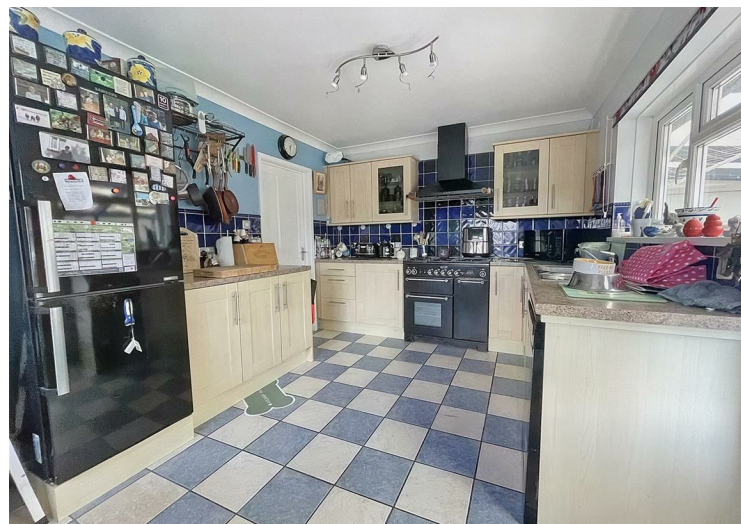


9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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The Agent that goes the Extra Mile



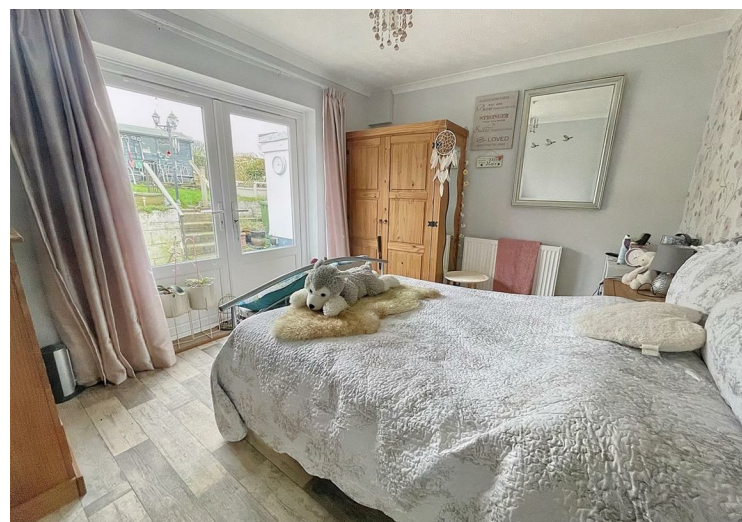


An incredible opportunity to purchase this three bedroom detached bungalow in the hamlet of Idole, on the outskirts of Carmarthen Town. This property benefits from driveway parking, garage, and a rear garden along with beautiful countryside views. It offers versatile, flexible living and can be set up to suit the needs of its new owners, either as the perfect retirement bungalow or as a wonderful family home with Idole having its own very popular nursery.

The property briefly comprises; kitchen / diner, living room, family bathroom with separate shower and bath, three bedrooms, with master benefiting from French Doors leading out to the rear garden.

Externally the property has off road parking and gravelled area and gated car port to the front. The rear garden would make a fantastic spot for alfresco dining in the summer and entertaining friends and family, whilst enjoying the beautiful location this bungalow has to offer. The first level is laid with patio and gives access to the utility room and garage. Steps lead you up to the lawned area and graveled area, with further steps leading you to the decking area which offers far reaching countryside views.

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 is now the new shopping centre, with Vue Cinema complex, restaurants, bars, and a multi-storey car park.



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 and stay on A484. At the roundabout, take the 2nd exit and stay on A484. Slight left onto Heol-Y-Lan. Turn right onto Maes Dolau. The property is the third on the left. What3Words Reference; ///songbook.scooters.voltage

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