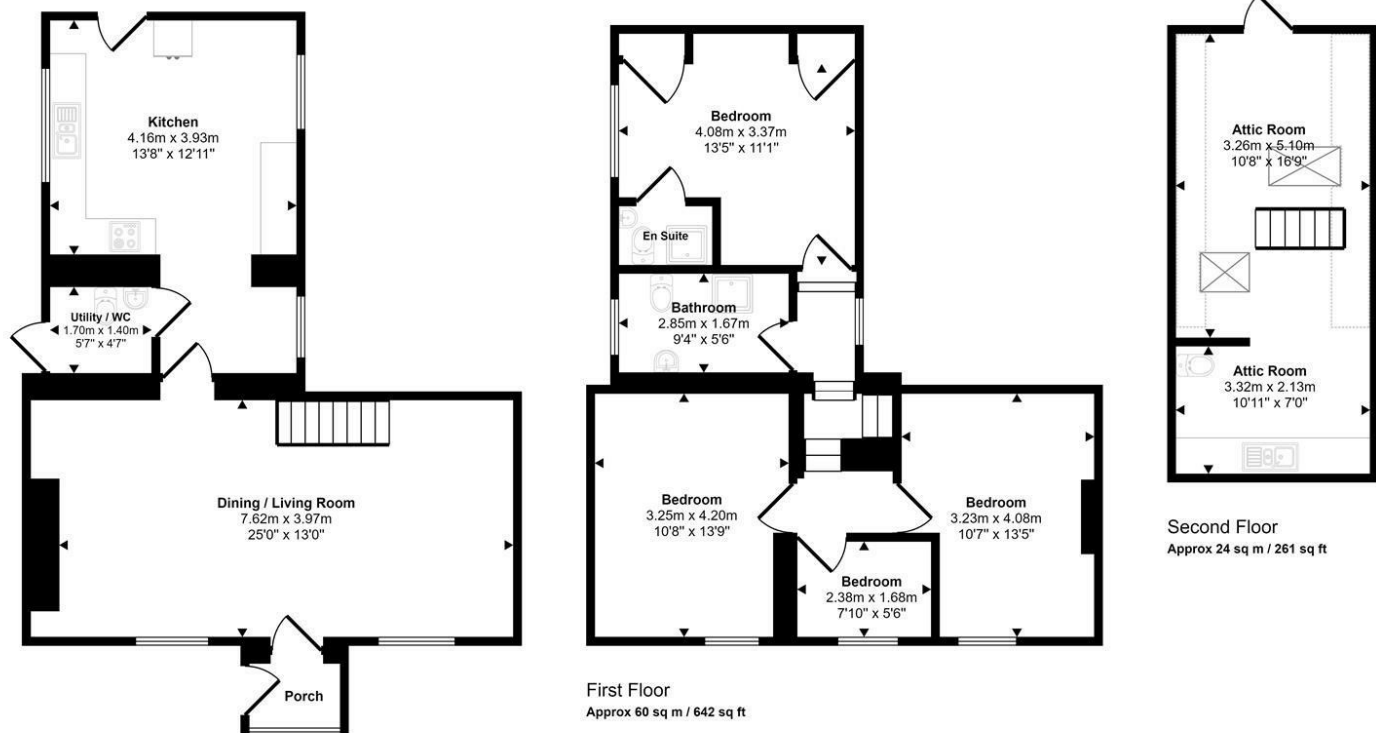


Approx Gross Internal Area
145 sq m / 1558 sq ft



Denotes head height below 1.5m

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 F
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/08/23/OKREM

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

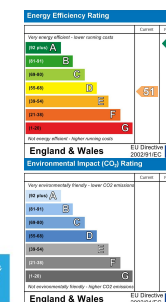


Minyrafon Llansteffan, Carmarthen, Carmarthenshire, SA33 5LG

- SEMI-DETACHED HOUSE
- COASTAL VILLAGE
- FIVE MINUTE WALK TO BEACH
- COUNTRYSIDE VIEWS
- HEATING: OIL
- FOUR BEDROOMS
- BEAUTIFUL REAR GARDEN
- NINE MILES TO CARMARTHEN
- PEACEFUL LOCATION
- EPC RATING: E

£280,000

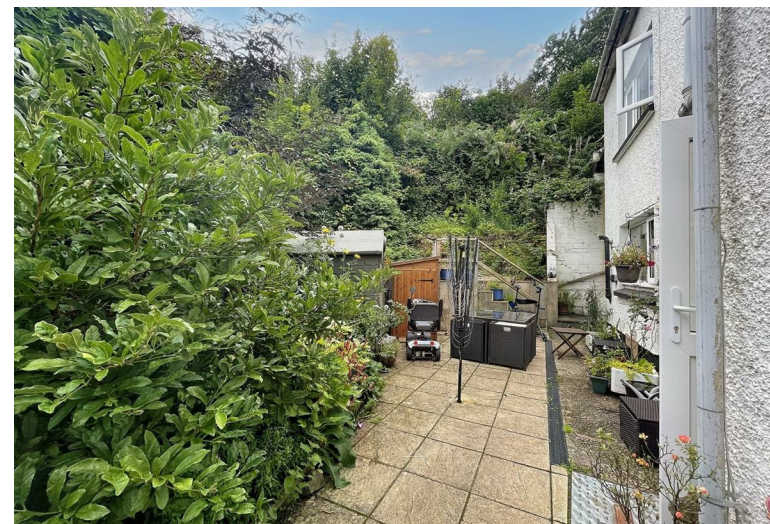
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile



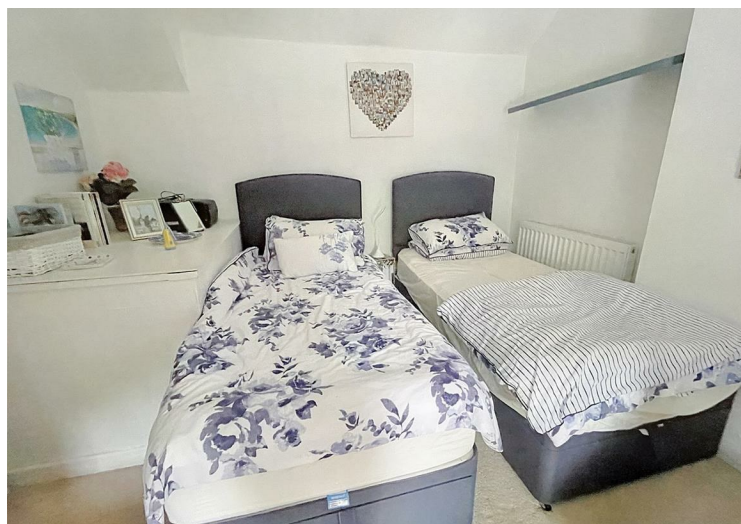


A fantastic opportunity to purchase this four bedroom semi-detached cottage in the lovely sea-side setting of Llansteffan. The property itself can be found in a peaceful setting at the end of a no-through road with walking distance to the beach. Viewing is highly recommended to fully appreciate all this property has to offer.

The property briefly comprises; entrance porch, open plan living / dining room with log burner, kitchen with separate utility room / WC. Upstairs the property offers four bedrooms, with the master benefiting from an en-suite and family bathroom with walk in shower.

Externally to the side of the property there is a courtyard style area, perfect for enjoying good weather and to the rear up some steps of the property there is a garden mainly laid to lawn surrounded by a good selection of mature trees and shrubs, where the current vendors have built a vegetable patch. Further steps also lead to a decked balcony that is attached to the rear of the property.

Often described as Wales' best-kept secret, the idyllic village of Llansteffan is one never to be overlooked. Its lively community spirit, colourful characters and untouched qualities are just a few of the many reasons to consider this beautiful area. Llansteffan castle built by the Normans in the 12th century stands prominently above the village and adds even more local interest. The village benefits from a vibrant community shop, galleries, pubs and restaurants and fantastic walks and views. For anything you can't get in the village, the County town of Carmarthen is only 8 miles away and has everything you could require for modern-day living.



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 Morfa Ln/B4312. At the roundabout, take the 1st exit onto Picton Terrace/B4312. Continue to follow B4312. Turn left onto Llansteffan Rd/B4312. Continue to follow B4312. Turn right onto Old School Rd. Take the first left. The property will be on your left. What3Words Reference: ///poets.recliner.thickened

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