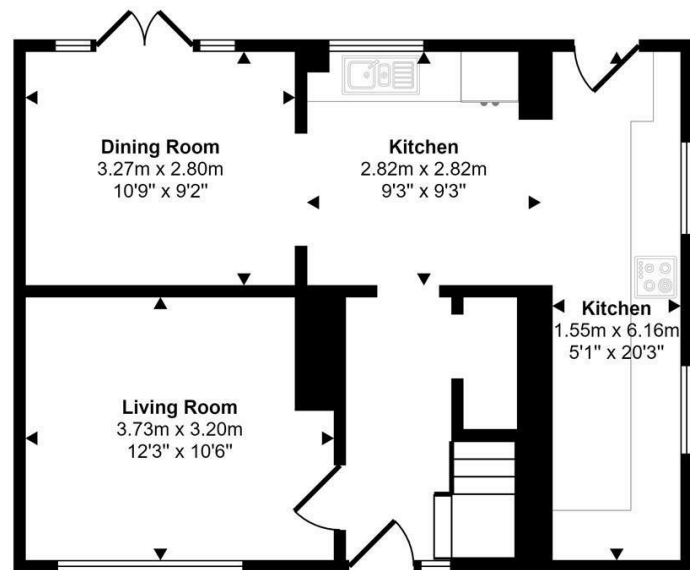
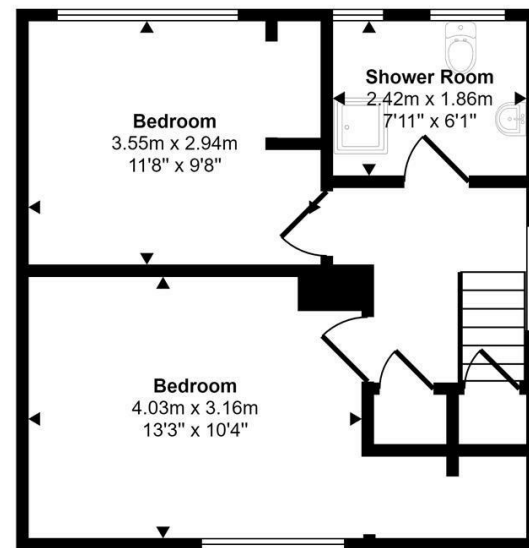


Approx Gross Internal Area
87 sq m / 934 sq ft



Ground Floor
Approx 49 sq m / 526 sq ft



First Floor
Approx 38 sq m / 408 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: STRICTLY 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.
CFP/REM/03/24OK

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

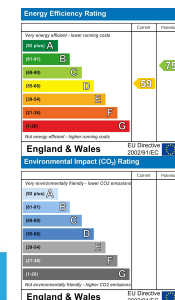


4 Heol Y Waun, Maesycrugiau, Pencader, SA39 9NA

- SEMI-DETACHED HOUSE
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED
- IDEAL FIRST TIME BUYER OPPORTUNITY
- HEATING - LPG GAS
- TWO DOUBLE BEDROOMS
- REAR GARDEN
- COUNTRYSIDE VIEWS TO THE REAR
- VILLAGE LOCATION
- EPC RATING - D

£180,000

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



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The Agent that goes the Extra Mile





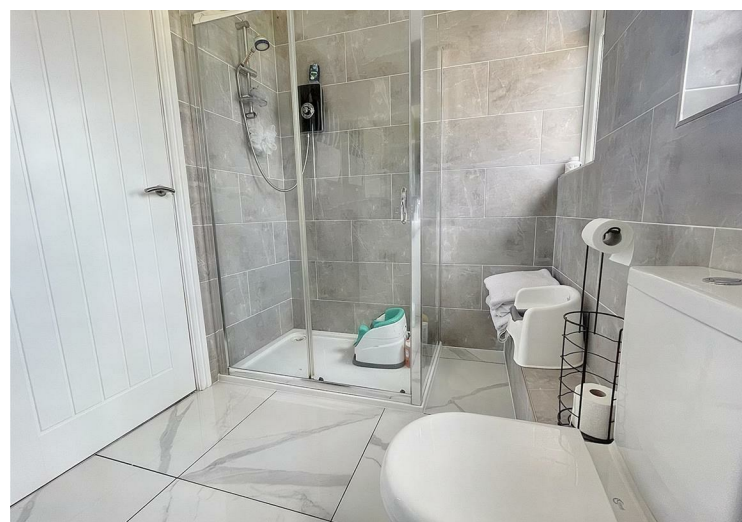
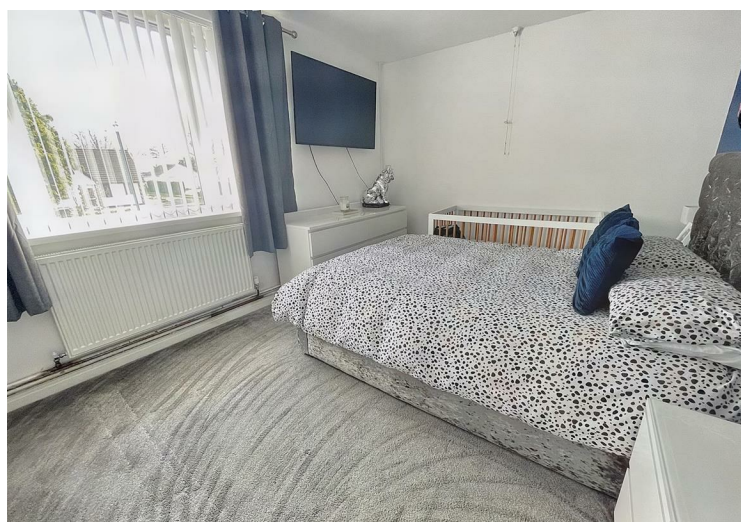
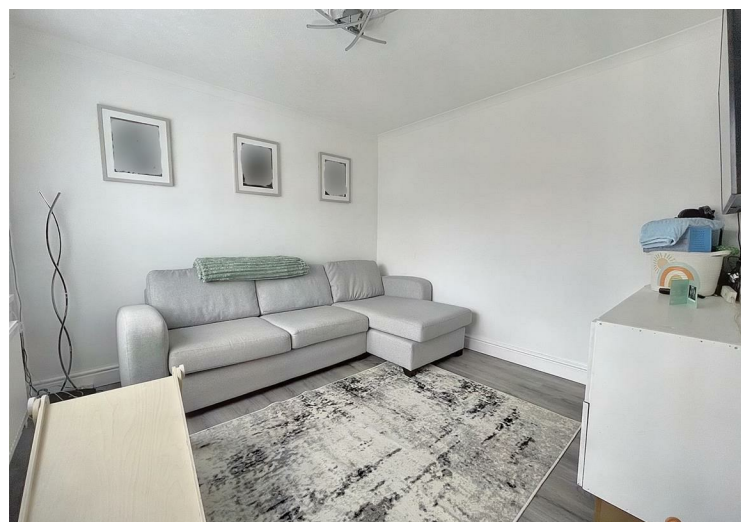
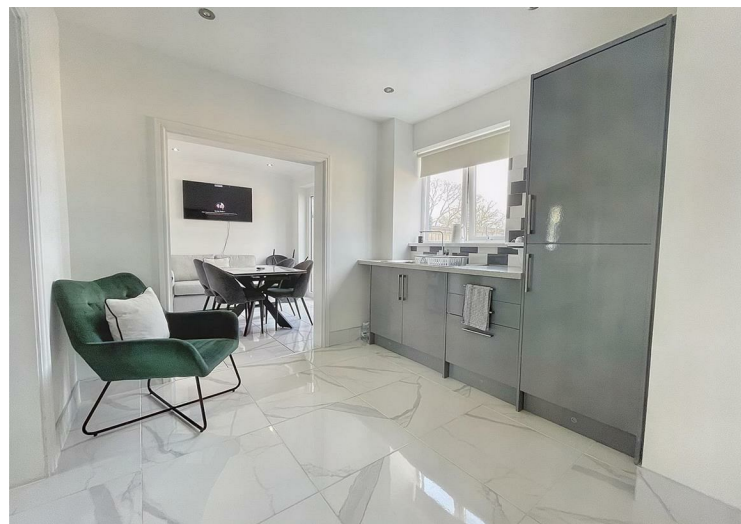
A fantastic opportunity to purchase this beautifully two-bedroom semi-detached property in the village of Maesycrugiau, located approximately 4 miles from Pencader offering easy access to local amenities and good transport links.

The house would appeal to many whether you are looking for an investment, taking the first steps on the housing ladder or looking for a property to grow your family this house has it all. Viewing is highly recommended to fully appreciate all this property has to offer.

The property briefly comprises; an entrance hall, living room, and open plan kitchen/diner with a door leading out to the rear garden. Upstairs the property has two double bedrooms and a family bathroom with a walk-in shower.

Externally the property benefits from off-road parking for two vehicles to the front. The rear garden has been laid with a patio, which would be a perfect place for alfresco dining. There is also a raised garden space which could be a lawn area, giving the children space to play or giving the dog space to stretch their legs. At the bottom of the garden, there is an option to make further off-road parking or with relevant planning permission build a detached garage. The garden really does offer the new owners a wonderful opportunity to create their own perfect space, whether you are looking for a relaxing retreat or somewhere to grow your fruit and vegetables.

The village of Pencader is situated 10.2 miles north of Carmarthen and is only 30 mins drive to the coast. The village benefits from village shops, cafe, pubs and a primary school. The towns of Llandysul, Llanybydder and Lampeter are also in easy reach. The nearby 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 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. At the roundabout, take the 2nd exit onto Dolgwili Rd/A4243. At the roundabout, take the 1st exit onto Dolgwili Rd/A485. Continue to follow A485. Turn left onto B4459. Continue for 0.9 miles. Turn right. Slight left. The property will then be on your left. What3Words Reference:

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