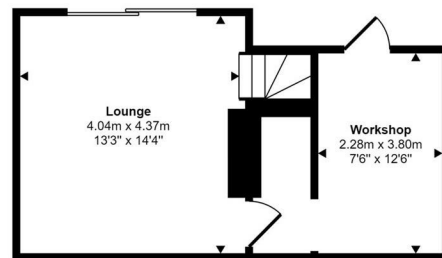


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Lower Ground Floor
Approx 32 sq m / 344 sq ft

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Kingfisher View 2 Ger Y Duad, Cynwyl Elfed, Carmarthenshire, SA33 6TQ

- DETACHED HOUSE
- BEAUTIFUL GARDEN
- SOLAR PANELS & EV CHARGING POINT
- THREE BATH/SHOWER ROOMS
- RIVER AT END OF REAR GARDEN
- FOUR DOUBLE BEDROOMS
- OFF ROAD PARKING
- 0.41 ACRE PLOT (APPROX)
- BALCONY
- EPC RATING: D

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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We Say...

An incredible opportunity to purchase a unique four double bedroom house, which sits in a 0.41 acre plot (approx), with spectacular gardens which lead you to the river at the end.

This property gives you the best of both worlds with its away from it all feel but only 15 minutes away from Carmarthen Town. To the front of the house, there is off road parking for multiple vehicles and access to the rear and side gardens. Entering the property through the front porch brings you into a central hallway leading off to; the 20' kitchen/dining room which has patio doors leading onto the balcony area which is perfect for alfresco dining and taking in the beautiful views of the garden and countryside beyond, this can also be accessed from the lounge. There is also a separate utility room, shower room and double bedroom on this floor. A wooden staircase leads you up to a further three double bedrooms, one with an en-suite and a family bathroom. The property is two stories to the front but three to the back so heading downstairs from the entrance hallway takes you into a second reception room/living room with patio doors leading out onto the garden. There is also an internal workshop on this floor and a storeroom under the balcony which is accessed via the garden. The house is on mains water and electricity, the central heating is by oil, electric fire in lounge and wood burner in the lower ground floor lounge.

If the house hasn't already captured your heart walking out into the garden certainly will. The current owners have put a lot of love and time into the garden and this is evident from the moment you step outside. The garden is made up of different areas, both formal and nature gardens, with a beautiful pond and access to the river at the bottom of the garden where there are fishing rights.

Viewing is essential to fully appreciate all this property has to offer

Location

Located in the village of Cynwyl Elfed with a good range of local amenities and is located approximately 7 miles from the market town of Carmarthen.

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, a Vue Cinema complex, restaurants, bars and a multi-storey car park. The town is also served by direct inter city trains from West Wales to London and Manchester.

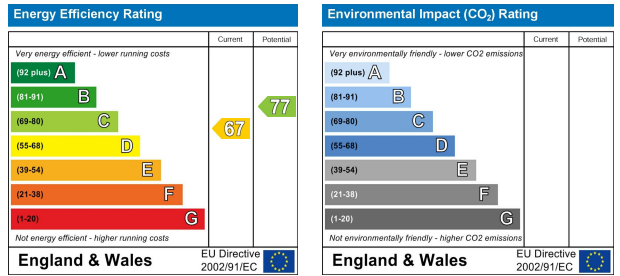


DIRECTIONS

From our office 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, Drive for approximately 6 miles and then turn right onto Ger Y Duad. What Three Words Reference - mistaken.huddled.curly

GENERAL INFORMATION

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: @ WWPProps
<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.
 IRK/REM/03/24 OK REM



AERIAL VIEW

