

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/04/24 OK REM

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

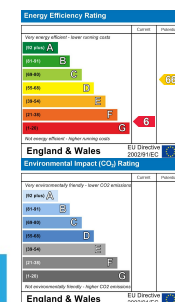


Primrose Cottage Croesyceiliog, Carmarthen, SA32 8DS

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- VILLAGE LOCATION
- CONSERVATORY
- REAR GARDEN (0.27 Acre Plot Approx)
- THREE DOUBLE BEDROOMS
- COUNTRYSIDE VIEWS
- EASY ACCESS TO CARMARTHEN
- HEATING - LPG GAS
- EPC RATING - G

£290,000

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



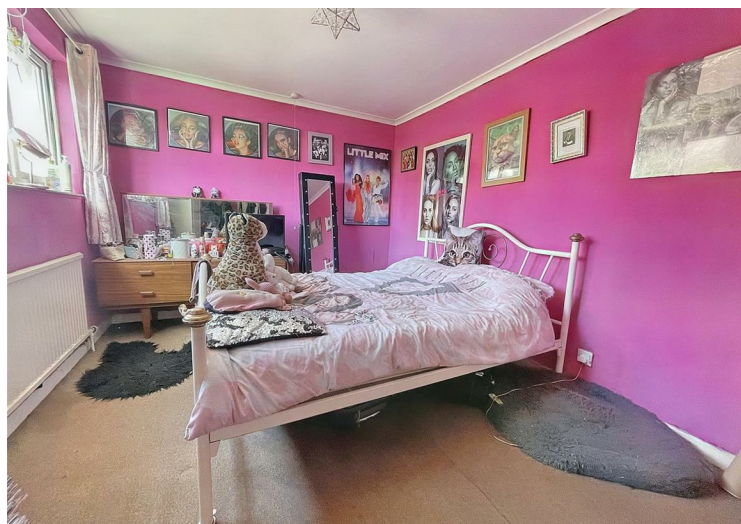


An incredible opportunity to purchase this three double-bedroom detached property with beautiful countryside views in the small village of Croesyceiliog, just 3 miles outside of Carmarthen Town. The property sits on an approximately 0.27-acre plot and offers the new owners a fantastic opportunity to create their own perfect garden.

The property briefly comprises; an entrance hall, living/dining room, and kitchen with a raised dining area which makes an excellent space to entertain friends or keep an eye on the children whilst you cook dinner. Steps down from the kitchen lead you to the utility room, WC and further workshop/store room. The property also benefits from a conservatory, which is a perfect spot to sit and enjoy the views of the garden. Upstairs the property benefits from three double bedrooms and a family bathroom.

Externally, the property sits on an approximately 0.27-acre plot, to the rear of the house the garden comprises both a paved seating area as well as lawned gardens. This offers a wonderful place for relaxing, reading the newspaper with your morning coffee or giving the children or dog a space to play.

The village of Croesyceiliog lies some three miles from the County town of Carmarthen which lays claim to being the oldest town in Wales. 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 Glangwili 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-story car park. 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 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 3rd exit, Continue on this road for approximately 1.2 miles. The property will then be on your left. What3Words Reference; ///gears.thumb.piled

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