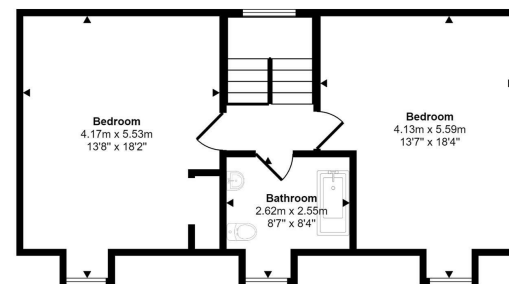


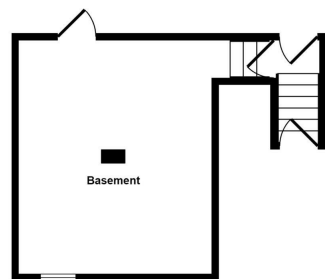
Ground Floor
Approx 51 sq m / 546 sq ft

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.



First Floor
Approx 54 sq m / 576 sq ft

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Basement
Approx 22 sq m / 240 sq ft

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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/04/24OK

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



Portis Gate Llanfynydd, Carmarthen, Carmarthenshire, SA32 7TG

- DETACHED GRADE II HOUSE
- VILLAGE LOCATION
- OFF ROAD PARKING
- COUNTRYSIDE VIEWS
- HEATING - ELECTRIC
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED
- FRONT AND REAR GARDEN
- CHARACTER FEATURES
- EPC RATING - EXEMPT

Offers Invited Between £280,000



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The Agent that goes the Extra Mile





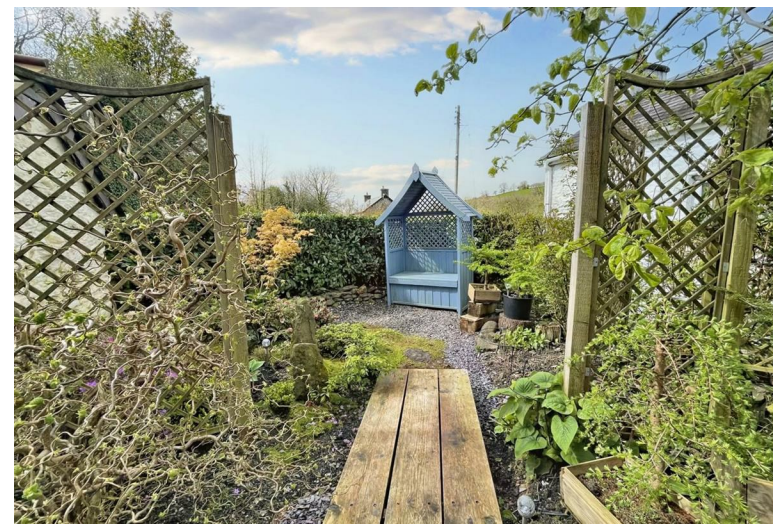
If you are looking for a property full of charm and character in a wonderful rural location, yet within a 20-minute drive of Llandeilo Town, we have the home for you.

The grade II cottage has been lovingly renovated by the current owners and they have created a fantastic home full of charm and with a great eye for detail, look at the beautiful beams and radiators.

The property briefly comprises; an entrance hall, a living room with feature fireplace perfect for cosy evenings after days out exploring all the countryside has to offer. A kitchen/diner with beautiful fireplace, a welcome addition for colder mornings or when entertaining friends and family, with the perfect backdrop. Upstairs the property benefits from two double bedrooms and a family bathroom with a freestanding bath. From the downstairs hall, there are stairs leading down to the basement and rear garden as well storage area in the basement.

Externally to the front of the property, there is a gravelled area with space for off-road parking for multiple vehicles and still space for your potted plants. The rear garden offers both patio areas and lawn area, allowing the new owners to create their own dream garden whether you are looking for a spot for alfresco dining or a chance to show off your greenfingers. Viewing is highly recommended to appreciate all this beautiful cottage has to offer.

Llanfynydd is an historic village with a Church and two Chapels and a public house situated approximately 7 miles from the picturesque town of Llandeilo. Nestled in the Towy valley and on the edge of the imposing Brecon Beacons you will find the market town of Llandeilo. Llanfynydd is 4 miles from the Community Shop and Post Office at Dryslwyn, where you will also find other services, including a Garage, Hairdressers and Dance Studio. Llanfynydd is 11 Miles East of Carmarthen Town.



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 1st exit onto A4242, Go through 1 roundabout, Turn right onto A484, At the roundabout, take the 1st exit onto Heol Llangynnwr/A484, At the roundabout, take the 2nd exit onto A40, At the roundabout, take the 2nd exit and stay on A40, Turn left signposted for Llanfynydd, Continue on this road for approximately 4.8 miles, Turn left, The property will be on your left. What3Words Reference; ///ghosts.barrel.jousting

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