

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.

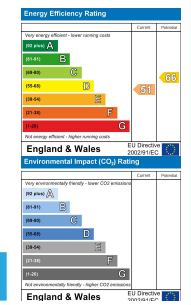


Llwyn Deri Porthyrhyd, Carmarthen, Carmarthenshire, SA32 8PN

- SEMI-DETACHED HOUSE
- THREE RECEPTION ROOMS
- FRONT AND REAR GARDEN
- VILLAGE LOCATION
- HEATING - OIL
- THREE DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING
- BEAUTIFULLY PRESENTED
- 10 MILES FROM CARMARTHEN
- EPC RATING - E

£350,000

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



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 E
 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.
 IRK/REM/04/23 OK

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.

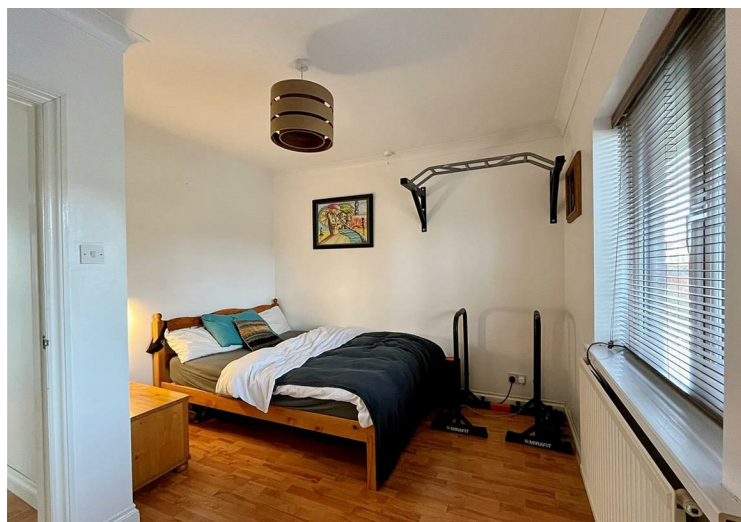
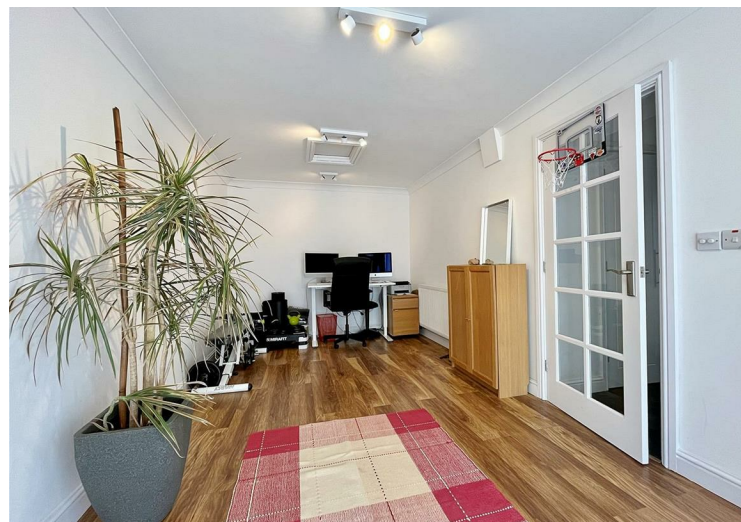
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A fantastic opportunity to purchase this well presented semi-detached three double bedroom house in a semi-elevated position with views to the front. Situated on the edge of the popular village of Porthyrhyd, 8 miles from Carmarthen and 5 miles from Cross Hands. The village offers a shop, post office and public houses conveniently situated to the M4/A48 dual carriageway connection. The National Botanic Garden of Wales is approximately half a mile distance. Viewing is highly recommended to fully appreciate the fantastic location of the property and all this property has to offer.

The property briefly comprises; an entrance hall, spacious living/dining room, south-facing conservatory, solid oak fitted kitchen with granite worktops, utility room with door leading out to the rear garden, and further reception room which the current vendors are utilizing as a home office and downstairs WC. Upstairs the property benefits from three double bedrooms and a family bathroom with a separate shower and bath.

Externally the property benefits from ample off-road parking, a front enclosed lawned garden area, with a pond and patio to the front with semi-elevated views. The rear offers an enclosed lawned garden with shed/workshop.



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 2nd exit onto A48, Take the B4310 exit towards Nantgaredig/Porthyrhyd/Gardd Fotaneg Genedlaethol/Nat'l Botanic Gdn, At the roundabout, take the 3rd exit onto B4310, The property will be the last house on the left. What3Words Reference; ///boat.clots.crucially

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