

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.

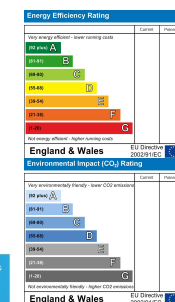


Rhandir Cynwyl Elfed, Carmarthen, SA33 6SP

- DETACHED BUNGALOW
- COUNTRYSIDE VIEWS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- APPROX 9 MILES FROM NEWCASTLE EMLYN
- HEATING - OIL
- THREE DOUBLE BEDROOMS
- LOW MAINTENANCE GARDEN
- GARAGE
- APPROX 9 MILES FROM CARMARTHEN
- EPC RATING - E

O.I.R.O £325,000

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



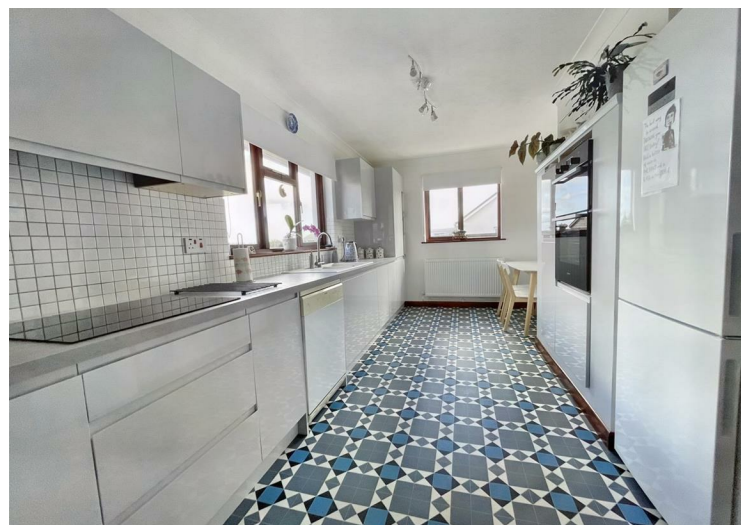
GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band D
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProPs
https://www.facebook.com/westwalesproperties/
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

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 three double-bedroom detached bungalow located in the village of Cynwyl Elfed with a good range of local amenities and is located approximately 9 miles from the market town of Carmarthen and Newcastle Emllyn. The current vendors have done a lot of work in the property to make it the beautiful home that it is, including adding a new entrance porch, beautiful new kitchen, new bathroom and central heating in 2022.



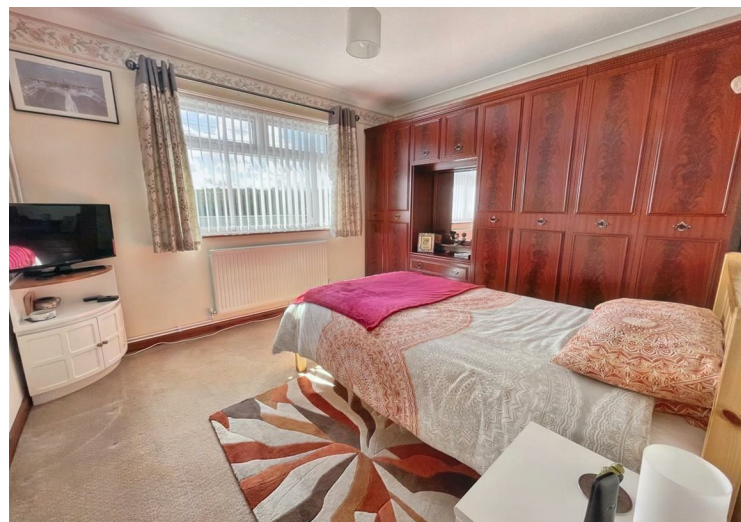
This well-presented property benefits from driveway parking for multiple vehicles, even a motorhome or boat if you fancy, a garage, and a rear garden. It offers versatile, flexible living and can be set up to suit the needs of its new owners also offering the possibility of extending the current property (subject to relevant permissions).

The property briefly comprises; an entrance porch, hallway, living room, kitchen/diner, and utility room. Further down the corridor, you will find the three double bedrooms and family bathroom with a walk-in shower. The property benefits from a garage with electric door and a separate WC.

Externally the property offers off-road parking for multiple vehicles to the front. The low-maintenance rear garden is laid to patio and gravel, perfect for reading the newspaper with your morning coffee or al fresco dining.

Viewing is highly recommended to appreciate all this property has to offer.

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 on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lamas 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, See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.

