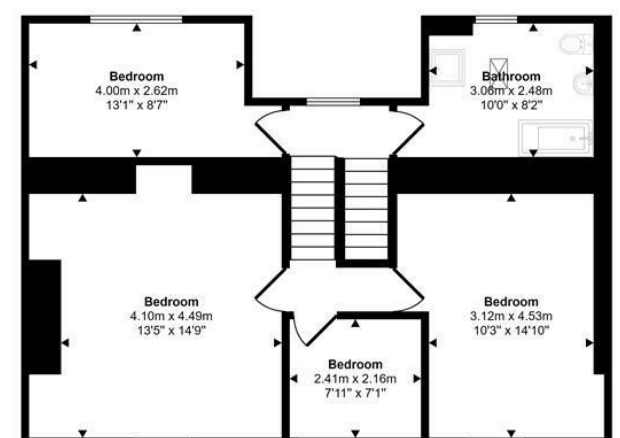


Ground Floor
Approx 115 sq m / 1235 sq ft



First Floor
Approx 78 sq m / 838 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.

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: @ 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

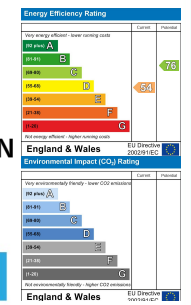
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.

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



Albion House Llansteffan, Carmarthen, SA33 5JQ

- GRADE II LISTED HOUSE
- FOUR BEDROOMS
- WALKING DISTANCE TO LLANSTEFFAN BEACH
- FRONT AND REAR GARDEN
- EPC RATING - E
- END-TERRACE
- THREE RECEPTION ROOMS
- OFF ROAD PARKING
- HEATING - OIL
- DETACHED STONE OUTBUILDING (RENOVATION POTENTIAL)



Offers In Excess Of £500,000

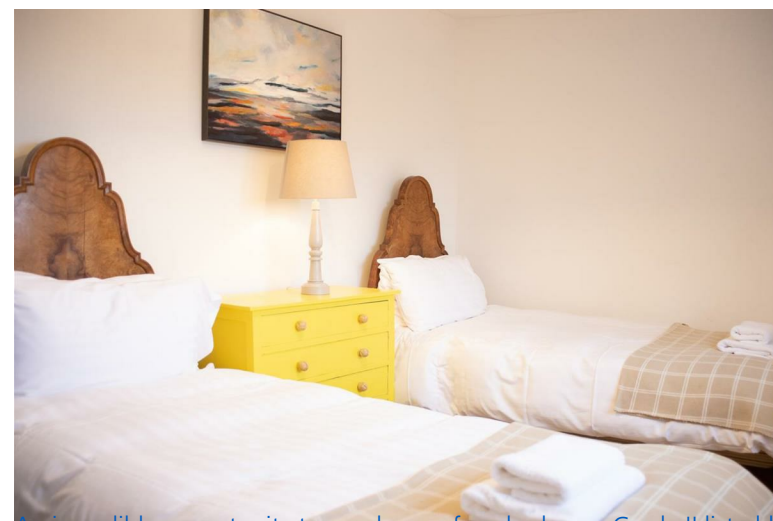
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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 a four-bedroom Grade II listed house in the very popular village of Llansteffan.



It is hard to know what is more impressive, how beautifully presented the property is with the vendors having thoughtfully and lovingly renovated it in the time they have had the pleasure of owning the house, or the amazing Llansteffan beach which is just a 10-minute walk away.

The property briefly comprises two reception rooms which as you enter the property are on the left and right-hand side, and an open plan kitchen/diner with a quirky but fabulous mezzanine living room. Four bedrooms and two bathrooms.

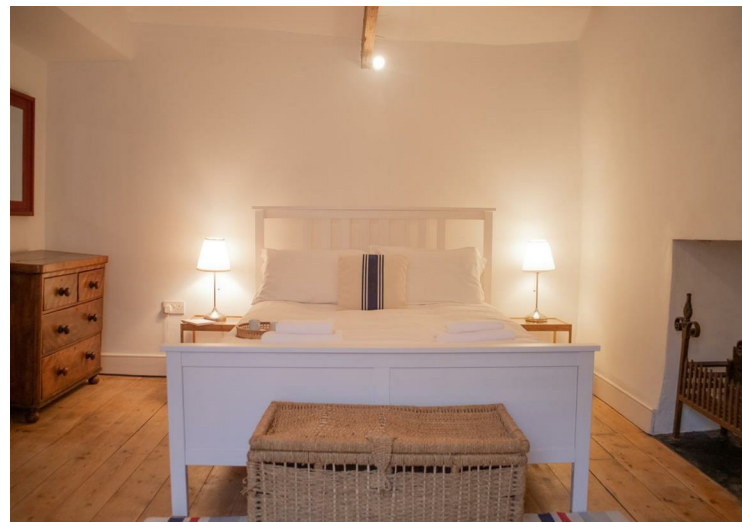
To add to what is already an incredible find, the property also benefits from a front and rear garden as well as off-road parking, an absolute gem in the village. The front garden is gated and gravelled with a path leading to the front door, there is gated access for the driveway to the side and the rear garden has a wonderful lawn area, perfect for allowing the children a space to play, the dog to run around or simply sit back and relax after a day at the beach.

Externally the property also benefits from a detached stone outbuilding, which currently is fantastic for storage but offers so many possibilities for what it could be in the future. The vendors previously looked into converting into a separate dwelling, which would make a wonderful holiday rental or multi-generation living possibility (subject to relevant permissions) or for you to create a studio or home office, it offers the new vendors a chance to create exactly what they want.

Viewing is highly recommended to appreciate all this incredible property has to offer, both the house itself and its location.



Often described as Wales' best-kept secret, the idyllic village of Llansteffan is one never to be overlooked. Its vibrant community spirit, colourful characters and untouched qualities are just a few of the many reasons to consider this beautiful area. Llansteffan castle built by the Normans in the 12th century stands prominently above the village and adds even more local interest. The village benefits from a vibrant community shop, galleries, pubs and restaurants and fantastic walks and views. For anything you can't get in the village, the County town of Carmarthen is only 8 miles away and has everything you could require for modern-day living



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 right onto Morfa Ln/B4312, At the roundabout, take the 1st exit onto Picton Terrace/B4312, Continue to follow B4312, Turn left onto Llansteffan Rd/B4312, Continue to follow B4312, The property will be on the left. What3Words Reference; ///flickers.boards.described See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.