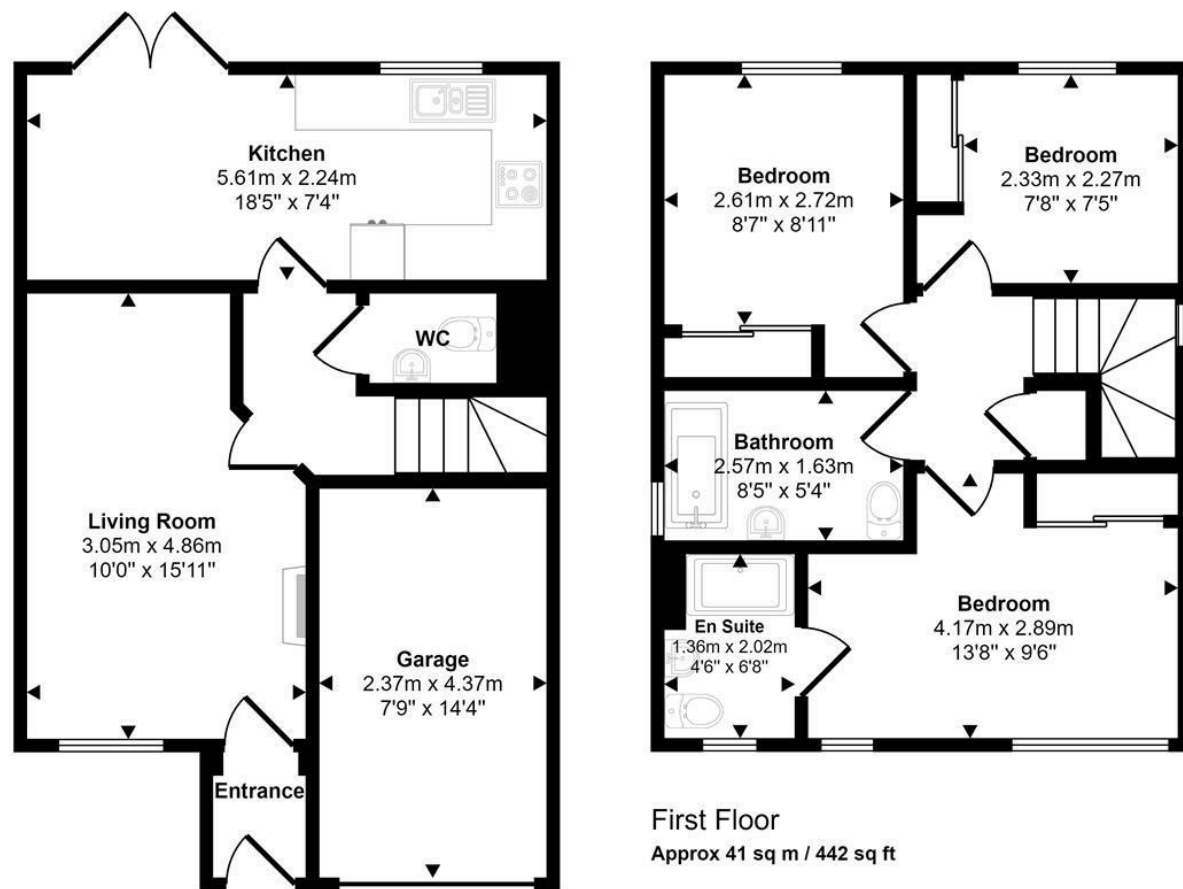


Approx Gross Internal Area
87 sq m / 940 sq ft



Ground Floor
Approx 46 sq m / 498 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 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/05/24OK 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

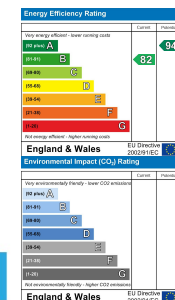


33 Dan Y Cwarre, Carway, Kidwelly, SA17 4JA

- DETACHED HOUSE
- EN-SUITE MASTER BEDROOM
- GARAGE
- COUNTRYSIDE VIEWS TO THE REAR
- HEATING - GAS
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- REAR GARDEN
- CLOSE TO FFOS LAS RACECOURSE
- EPC RATING - B

£195,000

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



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The Agent that goes the Extra Mile

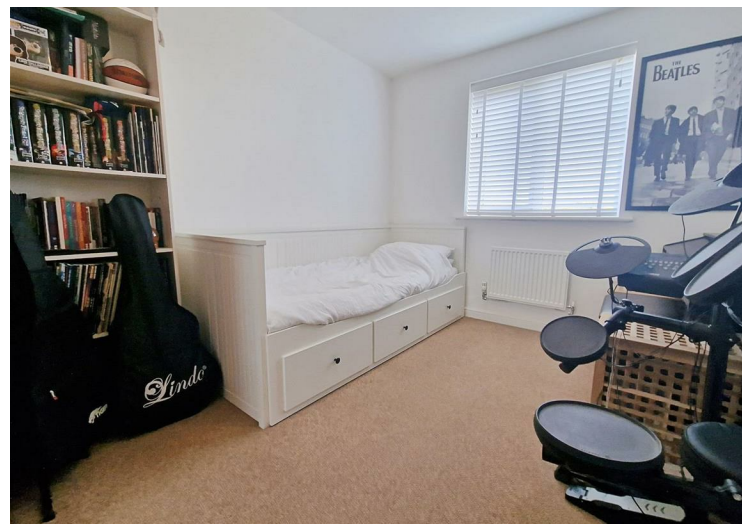




Situated in the popular residential estate of Ffos Las which offers views over beautiful open countryside to the rear, we have for sale this detached property and ready to view! Located in a quiet corner of the Ffos Las estate we highly recommend a viewing for you to appreciate the presentation and location alone.

Accommodation comprises of : Hallway, lounge, inner hallway, cloakroom, kitchen/diner, bathroom, three bedrooms- master with ensuite. Externally, open-aspect frontage with driveway leading to a garage. To the rear, enclosed well-maintained garden which comprises of two patio areas and a small lawned area with secure gated pedestrian access leading to the side.

Situated in Ffos Las just off the cusp of Carway in the second development. Carway is conveniently situated approximately seven miles to Llanelli, Twelve miles to Carmarthen and eighteen miles to Swansea so is ideal for commuting. Carway has been developed in recent years much thanks to the prestigious Ffos-Las race course. There are public transport links between the major towns and for children there is a local primary school.



DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate, 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 2nd exit and stay on A484, Turn left onto B4309, Continue onto B4309, Turn right onto B4317, At the roundabout, continue straight onto Heol Waunhir, Slight left onto Heol Dyffryn Aur, Turn right onto Ffordd Maes Gwilym, Turn left onto Heol Waungron, Turn left to stay on Heol Waungron, Turn left onto Dan Y Cwarre, The property will be on the left. What3Words Reference; ///belief.withdraw.clasps

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