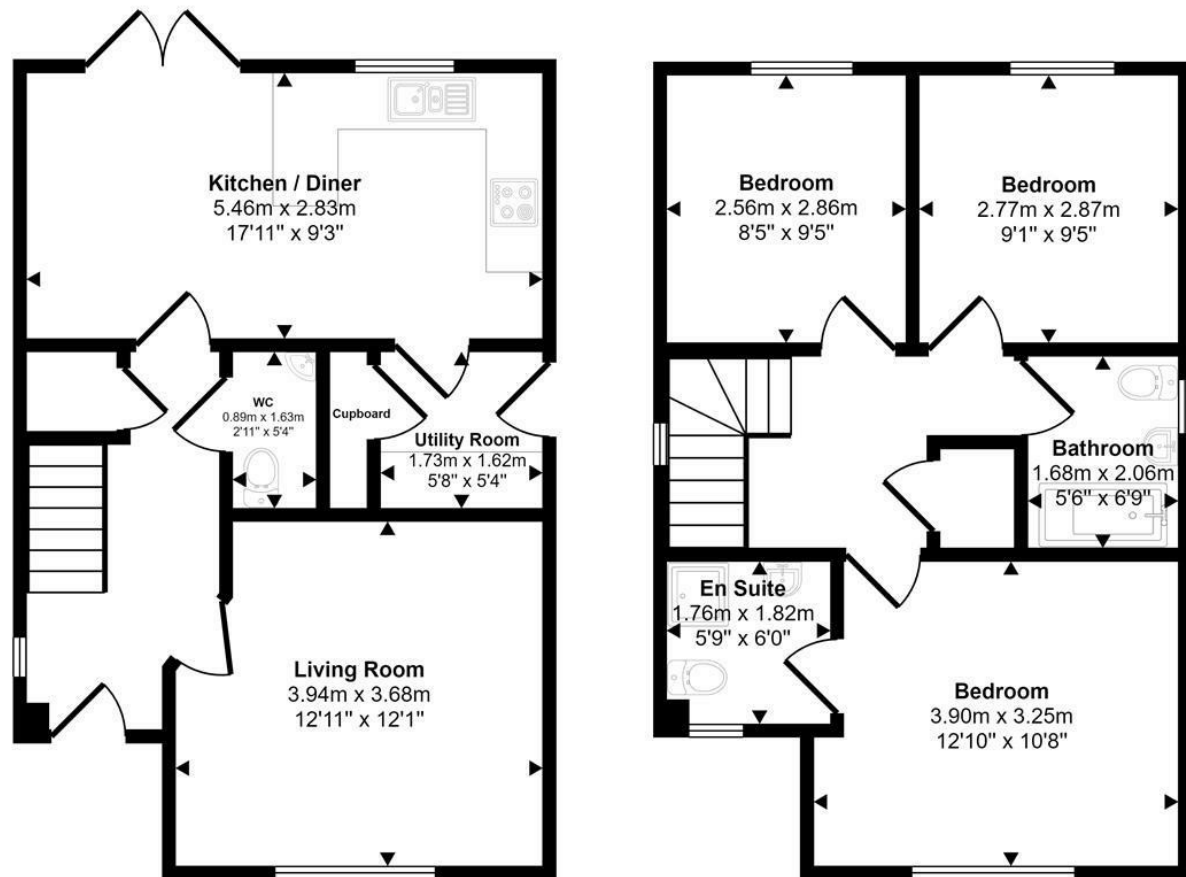


Approx Gross Internal Area
88 sq m / 952 sq ft



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.

IRK/REM/04/24 OK 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

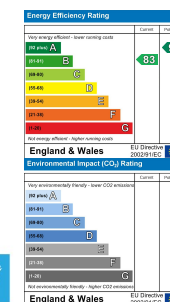


42 Heol Y Plas, Carway, Kidwelly, SA17 4JG

- DETACHED HOUSE
- DETACHED GARAGE
- REAR GARDEN
- CHAIN FREE
- HEATING - GAS
- THREE BEDROOMS
- OFF ROAD PARKING
- NEAR FFOS LAS RACECOURSE
- VILLAGE LOCATION
- EPC RATING - B

£220,000

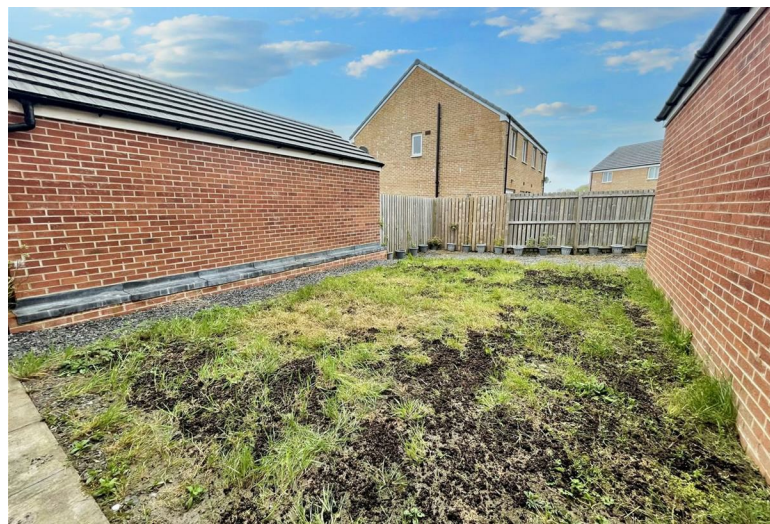
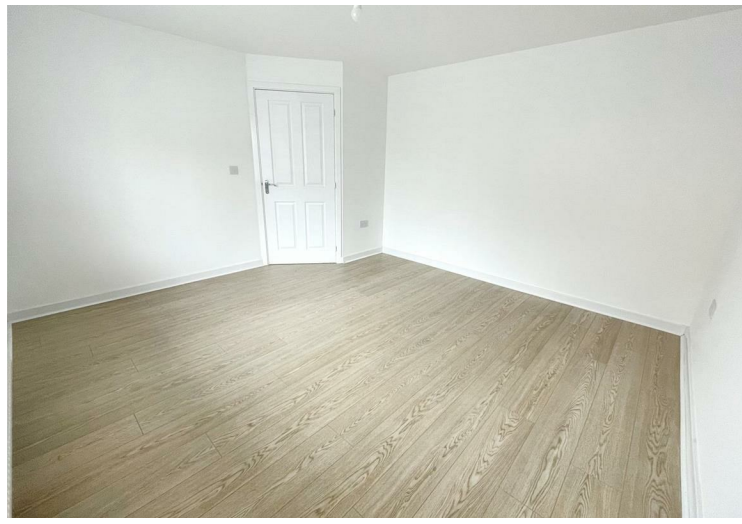
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The Agent that goes the Extra Mile





The opportunity has arisen to purchase this well-presented three bedroom detached property situated in the the popular location of Carway within easy commuting distance of Llanelli and Carmarthen.



The property briefly comprises; entrance hall, living room, kitchen/diner with French Doors leading out to the rear garden and utility room. Upstairs the property offers three bedrooms one with en-suite and family bathroom.

Externally the property boasts off road parking and garage along with enclosed rear garden that is laid to lawn with a gravel area which is the perfect spot to relax, place for the children or dog to play or have some beautiful flower beds.

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 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 3rd exit onto A484. At the roundabout, take the 3rd exit and stay on A484. Turn left onto B4309. Continue onto B4309 for 2 miles. Turn right onto B4317 signposted Carway. Turn left onto Morfa Ln/B4312. At the roundabout, continue straight onto Heol Waunhir. Continue on Heol Waunhir. At the roundabout, turn left. Turn left onto Heol Y Plas, continue on this road and the property will be on your right. What3Words Reference; ///frosted.tender.bookshop

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