

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  
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 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/06/24 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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT  
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TELEPHONE: 01267 236655

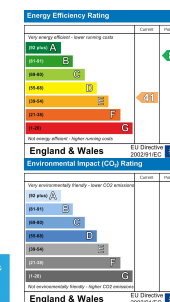


### 4 Bro Helyg, Rhydargaeau, Carmarthen, Carmarthenshire, SA32 7DT

- DETACHED HOUSE
- THREE RECEPTION ROOMS
- OFF ROAD PARKING
- SIX MILES FROM CARMARTHEN
- HEATING - OIL
- FOUR DOUBLE BEDROOMS
- NO CHAIN
- GARAGE
- MASTER BEDROOM WITH EN-SUITE
- EPC RATING - E

£380,000

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**The Agent that goes the Extra Mile**





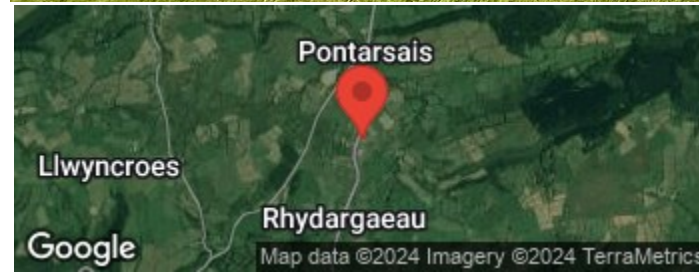
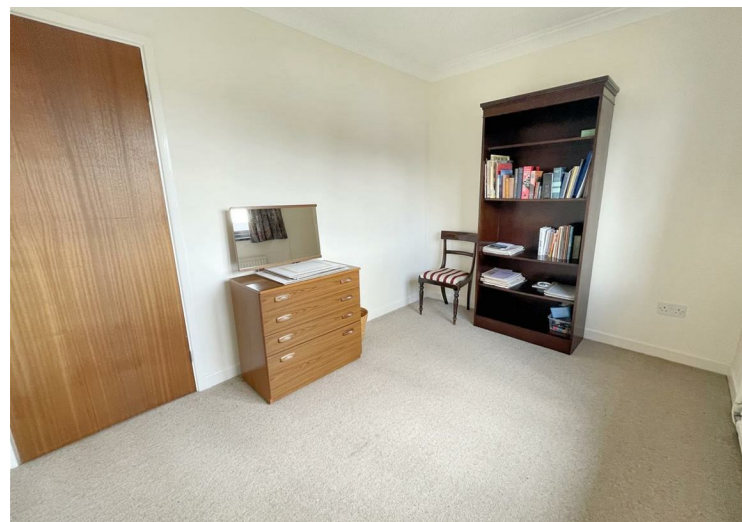
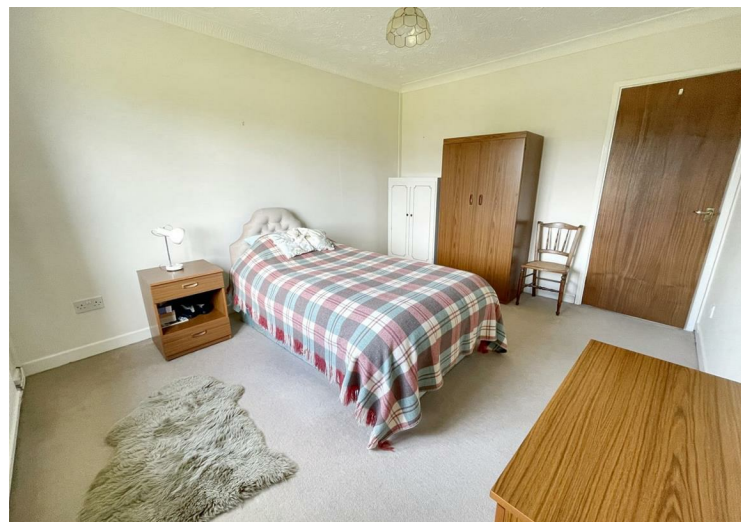
Welcome to this fantastic detached house nestled in the village of Bro Helyg, Rhydargaeau, Carmarthen. This charming home features four double bedrooms, providing ample space for a growing family or those in need of extra room.

Step inside to discover three beautifully appointed reception rooms, perfect for entertaining guests or enjoying cozy family evenings. This wonderful home offers a versatile layout, ideal for creating cherished memories and spending quality time together.

Outside, you'll find well-maintained gardens at both the front and rear of the property, offering lovely spaces for outdoor relaxation and play. The rear of the property benefits from beautiful countryside views, adding to the serene and peaceful atmosphere. Additionally, the property boasts off-road parking and a garage, providing convenience and extra storage.

Located just 6 miles from Carmarthen, you can enjoy the peacefulness of village life while still having easy access to the town's amenities. Plus, with the property available with no chain, the buying process is smoother and quicker.

Don't miss the chance to own this beautiful home in a delightful village setting. Book a viewing today and imagine the life you could build in this wonderful property.



**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 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 ...  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.