

Total area: approx. 83.6 sq. metres (899.7 sq. feet)

GENERAL INFORMATION
VIEWING: STRICTLY 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/CFP/05/22/OK EJJ

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



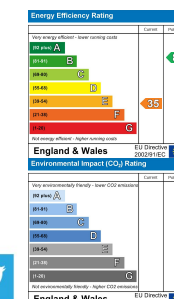
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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The Agent that goes the Extra Mile



5 Buarth Y Bragwr, Llanarthney, Carmarthen, Carmarthenshire, SA32 8JU

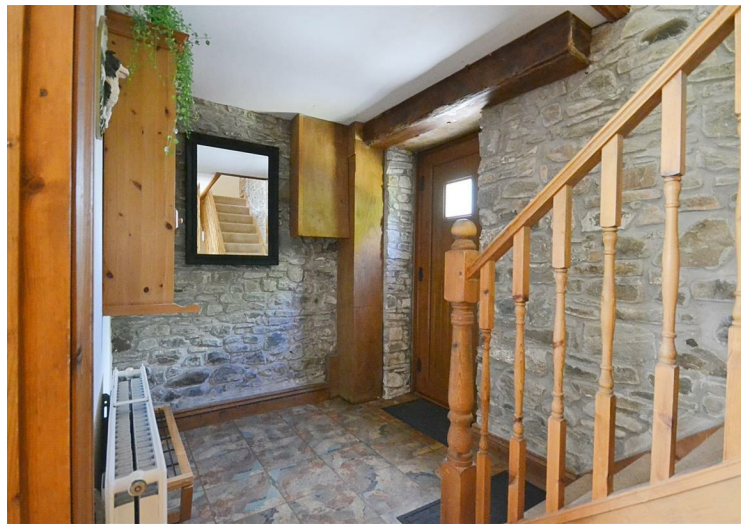
- END TERRACE COTTAGE
- TWO DOUBLE BEDROOMS
- VILLAGE LOCATION
- EASY ACCESS TO CARMARTHEN TOWN
- WELL PRESENTED
- CHARACTER FEATURES
- TWO EN-SUITES
- OFF ROAD PARKING
- GARDEN TO FRONT AND REAR
- EPC : F



Offers In The Region Of £230,000

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





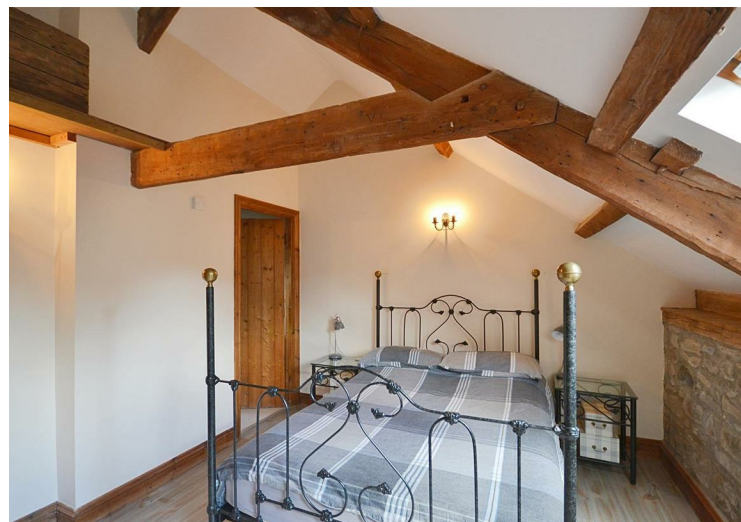
A wonderful opportunity to purchase this beautiful end terraced stone cottage, situated in the popular village of Llanarthney, with an away from it all feeling but only around 15 minute drive into Carmarthen town.

The cottage is beautifully presented and is full of charm and character, with exposed beams, and stone work. The open plan living/ dining room has patio doors from the dining area opening onto the front garden. The kitchen also has patio doors to the front, perfect for alfresco dining but also has stools around a breakfast bar for enjoying your morning coffee looking out onto the garden. On the ground floor you will also find a very useful utility room. Upstairs the cottage has two double bedrooms with exposed beams, showing the character of the property through out. The bedrooms also both benefit from having en-suites, one with shower and the other with a freestanding bath,

Externally the property has off road parking to the rear of the cottage. Patio seating areas to the front of rear, to make the most of the sunshine any time of the day. The front garden also has a lawn area.

The cottage has a wonderful charm to it and viewing is essential to appreciate this.

The property is situated in the village of Llanarthne with its popular restaurant 'Wrights Food emporium' and is nestled in the Towy valley. Just 10 minutes from here on the imposing Brecon Beacons you will find the market town of Llandeilo. This vibrant cosmopolitan town draws people in with its independent shops, vibrant pubs and restaurants, delis and butchers and local beauty spots. The town has its famous Dinefwr estate – with Dinefwr Castle, beautiful walks and National Trust house which hosts many events and celebrations. The town is full of places to discover and there are always events in the community centre and throughout the town.



ENTRANCE HALL

BEDROOM

15'2" (max)x 11'6" (4.63 (max)x 3.52)

KITCHEN

11'2" x 9'8" (3.42 x 2.95)

EN-SUITE

LIVING/DINING ROOM

11'3" x 15'2" (3.43 x 4.64)

UTILITY

8'8" x 6'0" (2.65 x 1.85)

LANDING

BEDROOM

10'11" x 13'7" (3.33 x 4.15)

EN-SUITE



DIRECTIONS

From our office in Carmarthen, Follow Lammas St to Morfa Ln/B4312, Drive to B4300 and follow this road for around 8.5 miles. You will see Wrights Food Emporium on your left hand side, the property is just after this also on your left. What3Words Reference: ratty.endlessly.entrusted

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