

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 G

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/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
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



Nant Y Coed Capel Dewi Road, Capel Dewi, Carmarthen, Carmarthenshire, CARMARTHENSHIRE

- FOUR BEDROOM DETACHED HOUSE
- RURAL VIEWS AND LOCATION
- DOUBLE GARAGE
- 4.5 MILES APPROXIMATELY TO CARMARTHEN
- OIL FIRED CENTRAL HEATING
- 2.15 ACRES APPROXIMATELY
- WRAP AROUND GARDEN
- EASY ACCESS TO MOTORWAY
- WOOD BURNER
- EPC RATING D

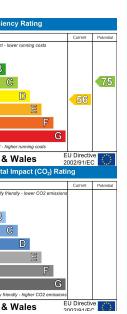
£635,000

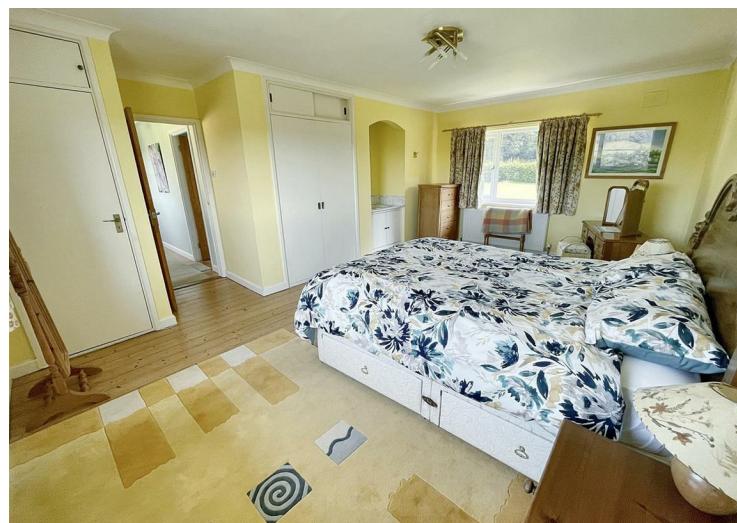
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The Agent that goes the Extra Mile





DIRECTIONS

From our office in Carmarthen - Follow Lammas St to Morfa Ln/B4312, 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 1st exit onto A4242, Go through 1 roundabout, Turn right onto A484, At the roundabout, take the 1st exit onto Heol Llangynnwr/A484, At the roundabout, take the 3rd exit onto Heol Llangynnwr/B4300, Turn left onto Capel Dewi Rd/B4300, Continue to follow B4300 and the property will be on your right. What Three Words Reference - //vidth.cheerful.wants

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