

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/08/24 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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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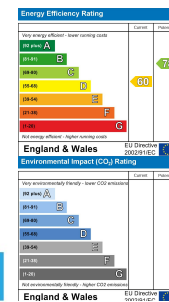


**Tegfan Four Roads, Kidwelly, Carmarthenshire, SA17 4SF**

- DETACHED BUNGALOW
- CONSERVATORY
- OFF ROAD PARKING
- VILLAGE LOCATIONS
- HEATING - OIL
- THREE DOUBLE BEDROOMS
- DETACHED GARAGE
- REAR GARDEN
- 9 MILES FROM CARMARTHEN
- EPC RATING - D

## Offers In Excess Of £300,000

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## *The Agent that goes the Extra Mile*







This is a fantastic opportunity to purchase a three, double-bedroom, detached bungalow. The property has a superb location In Four Roads and is only nine miles from Carmarthen Town Centre with easy access to local amenities and good transport links. The property can appeal to many different buyers from someone looking for a home to downsize to or for a family just starting out. We highly recommend viewing this bungalow to appreciate all it has to offer both inside and out.

The property briefly comprises; an entrance hall, three double bedrooms, living room, kitchen, utility room and a conservatory. The property also has a family bathroom with an overhead shower.

Externally the property benefits from off-road parking for multiple vehicles and a detached garage, with workshop space and WC. To the rear, there is not only a patio garden, but also a beautiful lawned area, it is a wonderful space to sit back and relax or give the children and dog a space to run and play. There is also a summer house in the rear garden.

Don't miss this fantastic opportunity to own a detached bungalow in this desirable village setting. Contact us today to arrange a viewing and make this property your new home!



### 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, At the roundabout, take the 2nd exit and stay on A484, Turn left onto B4309, Turn right signposted Four Roads, Turn right at the crossroads, The property will be on your right. What3Words Reference; [///arriving.wages.equity](https://www.what3words.com/arriving.wages.equity)

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