

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.

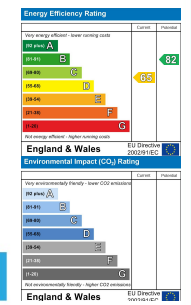


40 Heol Gwermont, Llansaint, Kidwelly, SA17 5JA

- DETACHED DORMER BUNGALOW
- PANORAMIC ESTUARY VIEW
- JAPANESE BAMBOO BATH
- DECKING WITH BBQ
- HEATING - LPG
- FOUR BEDROOMS
- DETACHED SINGLE GARAGE
- TWO OUTDOOR SEATING AREAS
- EDGE OF VILLAGE
- EPC RATING - D

Offers In Excess Of £375,000

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

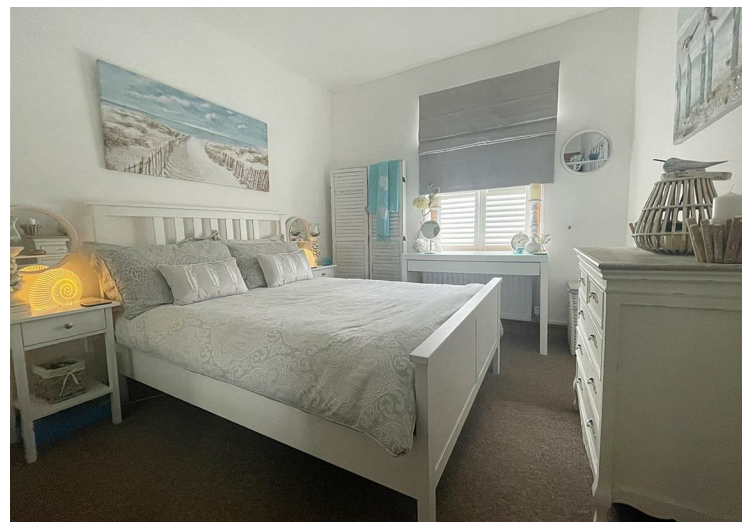


GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band D
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
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/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



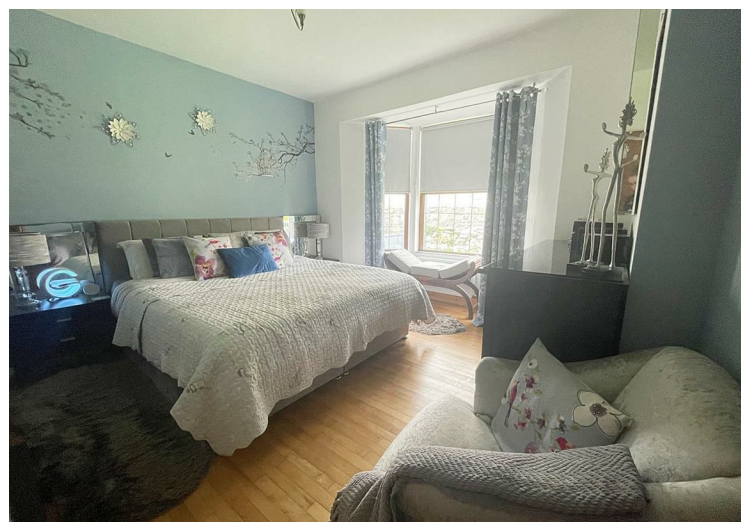
Nestled in the serene village of Llansaint, Kidwelly, this detached four bedroom dormer bungalow offers a tranquil retreat with breathtaking panoramic views of the sea and estuary. The property boasts two reception rooms, ideal for entertaining guests or simply unwinding after a long day.

The bungalow features a unique Japanese bamboo bath in the main bathroom, adding a touch of luxury to your daily routine. Additionally, there is an en suite bathroom for added convenience.

Situated on the edge of the village, you can enjoy peace and privacy while still being close to local amenities. The garden is a true gem, with two seating areas, decking, and a BBQ area, perfect for enjoying the outdoors during warmer months.

Parking will never be an issue with a detached single garage (8.5m x 3m approximately) and a driveway providing ample space for multiple vehicles. This property offers a perfect blend of comfort, style, and tranquillity, making it an ideal place to call home.

Llansaint is a small village situated just under two miles to the town of Kidwelly with its schools and amenities, and the beautiful Norman Castle. The village includes a church, useful bus links, and is located just under two and a half miles to the village of Ferryside with its beaches. Ferryside or Glan-Y-Fferi (in Welsh) is a beautiful fishing village with a vibrant community spirit. Located within 10 miles of the County town of Carmarthen this village has incomparable views over the Towy Estuary and Llansteffan. With many walks, events and beautiful beaches, there is always something to do in this delightful village. Ferryside has a train station with trains running regularly between Fishguard Harbour and London Paddington, and boasts pubs and hotels and has a lifeboat and yacht club. A village which beauty once seen, is never forgotten.



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 2nd exit and stay on A484, Turn right signposted for Ferryside, Turn left signposted for Llansaint, Turn left onto Port Way, Turn right onto Heol Llansaint, Turn left onto Y Crofft, Turn right onto Heol Gwermont, The property will be on your left. What3Words Reference; ///rocky.obviously.worldwide

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