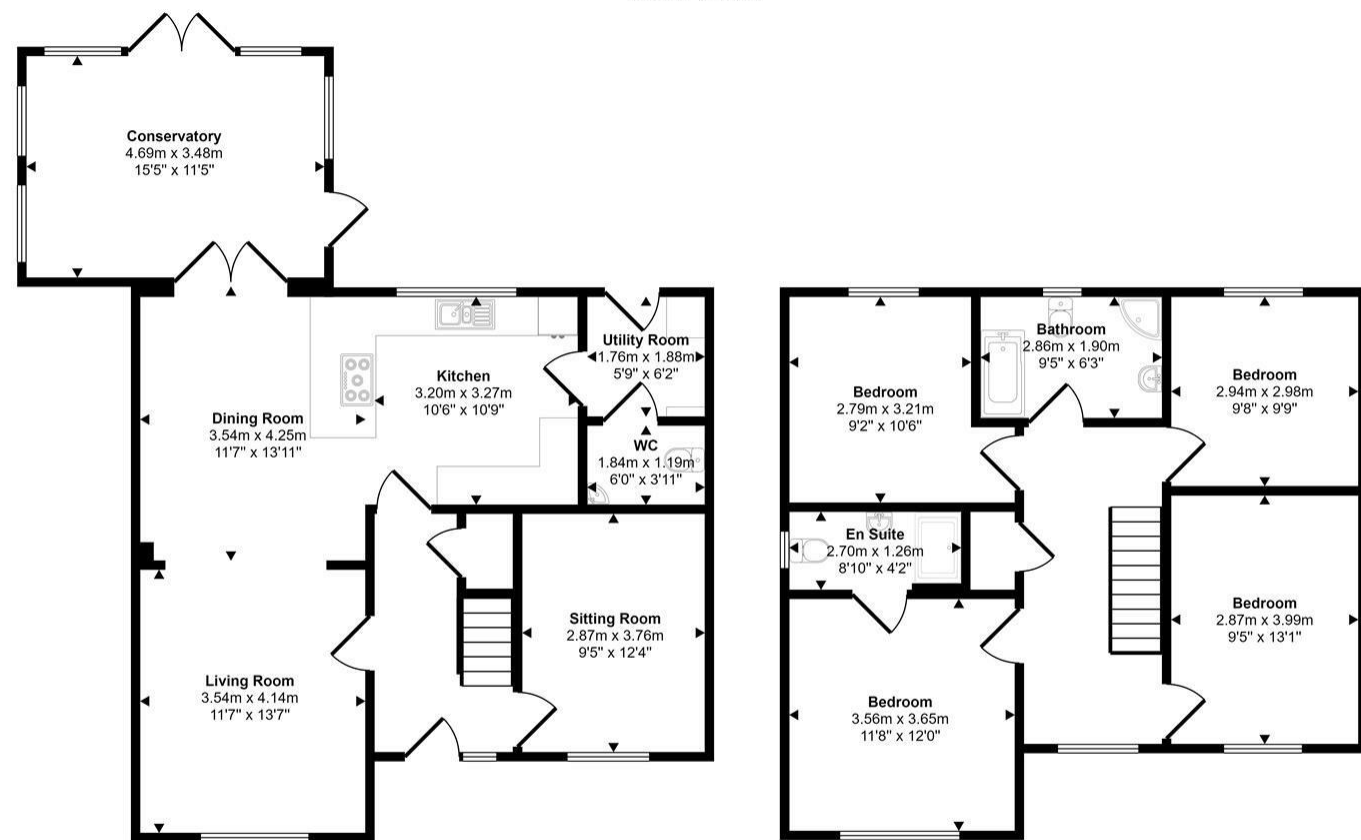


Approx Gross Internal Area
153 sq m / 1644 sq ft



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

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/09/24/OK REM

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

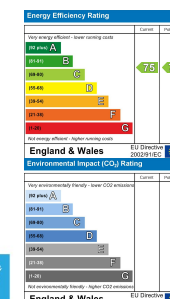


18 Nant Yr Ynys, Llanpumsaint, Carmarthen, SA33 6LJ

- DETACHED HOUSE
- FOUR BEDROOMS
- BEAUTIFULLY PRESENTED
- GARAGE
- HEATING - OIL
- THREE RECEPTION ROOMS
- ENSUITE TO MASTER
- WRAP AROUND GARDEN
- OFF ROAD PARKING
- EPC RATING - C

£470,000

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



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The Agent that goes the Extra Mile

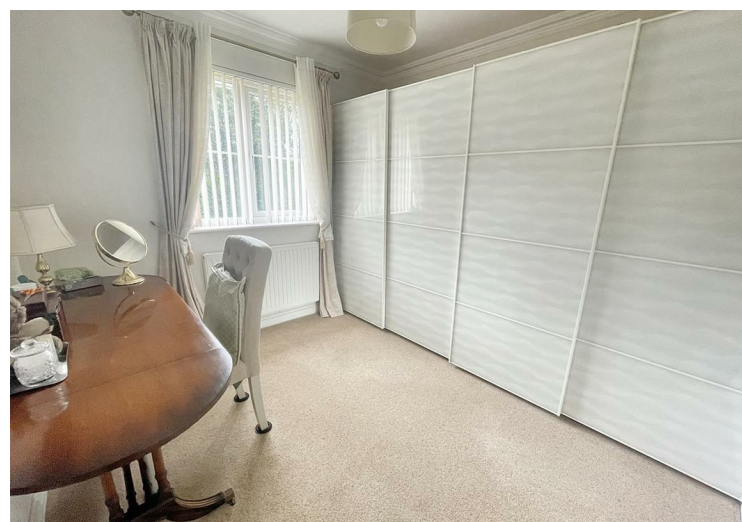
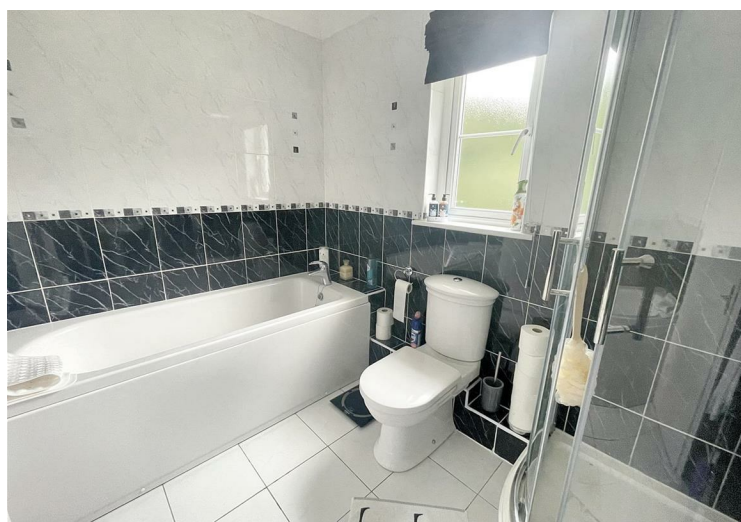
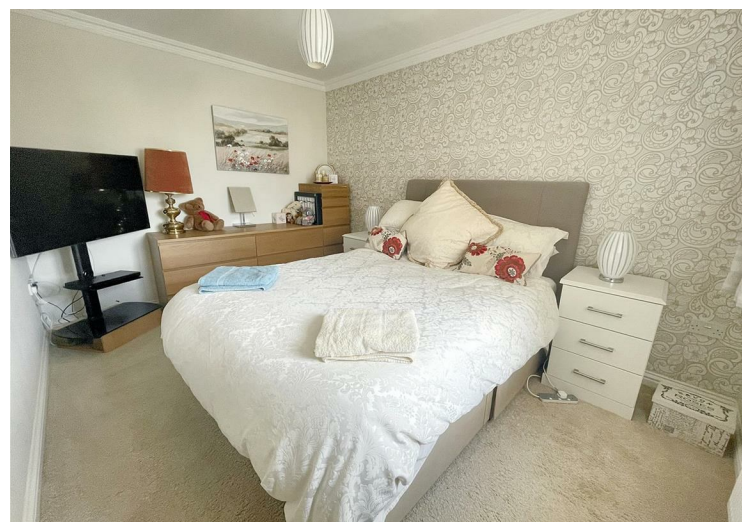
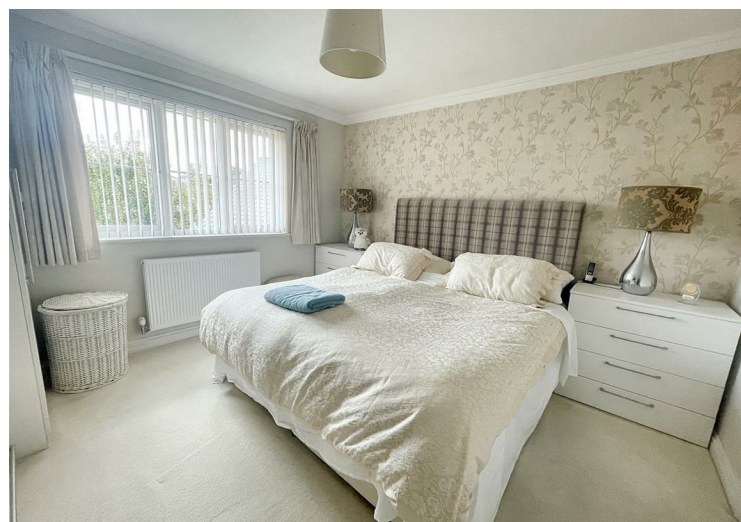




Nestled in a peaceful cul-de-sac in the picturesque village of Llanpumsaint, this beautifully presented four-bedroom detached home offers a perfect blend of modern living and countryside charm. The property features a master bedroom complete with an ensuite bathroom, providing a private retreat within the home. The open-plan kitchen, dining, and lounge area is ideal for both entertaining and everyday family life, creating a seamless flow through the heart of the house.

In addition to the main living space, there is a separate sitting room, offering a further area for relaxation or offering a space for a home office which is away from the main living areas. Off the dining area is a wonderful conservatory that overlooks the incredible wrap-around garden, perfect for enjoying the outdoor space in all seasons. On the ground floor there is also a utility room and WC. Upstairs the property has four bedrooms, the master benefitting from an en-suite and a family bathroom. The house also benefits from a garage and ample off-road parking for multiple vehicles, providing convenience and peace of mind.

This beautiful property is ideal for families seeking a tranquil lifestyle with easy access to local amenities. Don't miss the opportunity to make this house your dream 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 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 Richmond Terrace, Richmond Terrace turns right and becomes Old Oak Ln, At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484, Continue to follow A484, At the roundabout, take the 1st exit onto Bronwydd Rd/A484, Turn right onto B4301, Turn left for Llanpumsaint, Turn left towards Nant-Yr-Ynys, Turn left onto Nant-Yr-Ynys, The property will be on the left. What3Words Reference; [///neatly.implanted.quote](https://www.what3words.com/?q=///neatly.implanted.quote)

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