

Approx Gross Internal Area  
86 sq m / 927 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 C  
 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.

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

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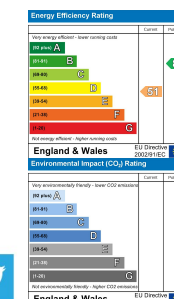


**2 Heol Gwermont, Llansaint, Kidwelly, SA17 5JA**

- SEMI-DETACHED HOUSE
- APPROX TWO MILES FROM KIDWELLY
- REAR GARDEN
- IDEAL FIRST TIME BUYER OPPORTUNITY
- HEATING - OIL
- THREE BEDROOMS
- VILLAGE LOCATION
- SEA VIEWS
- BEAUTIFULLY PRESETNED
- EPC RATING - E

**£200,000**

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**The Agent that goes the Extra Mile**



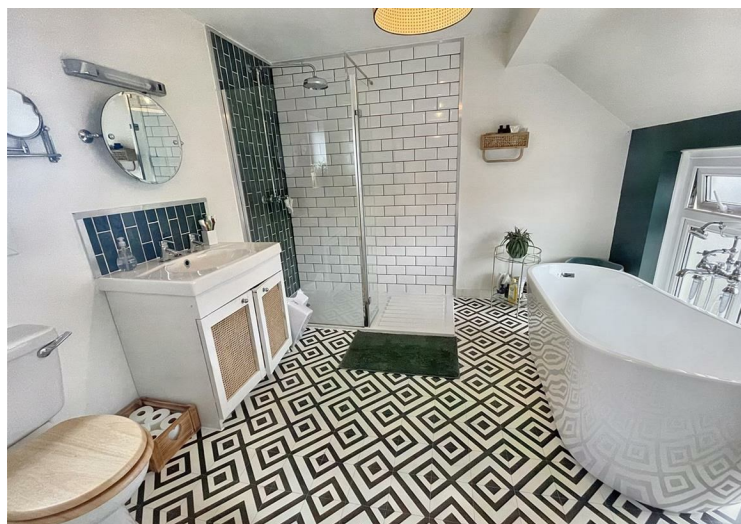
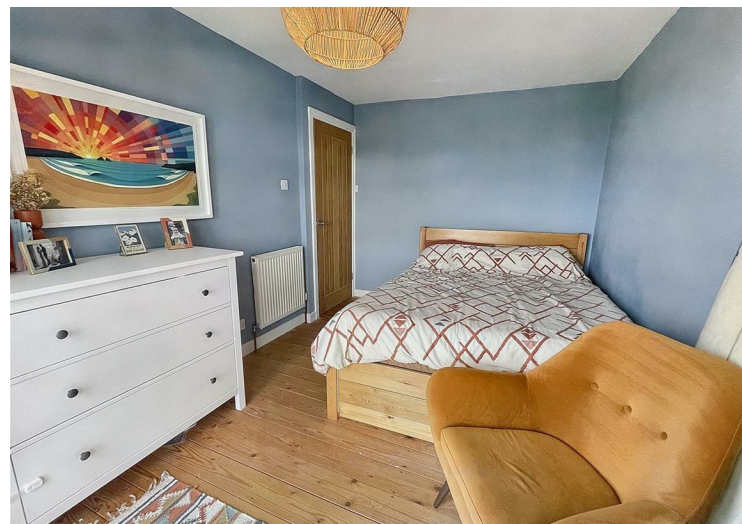




A fantastic opportunity to purchase this beautifully presented three bedroom semi-detached property in the sought-after location of Llansaint, which benefits from incredible views. The house would appeal to so many whether you are looking for an investment, taking the first steps on the housing ladder or looking for a property to grow your family this house has it all. Viewing is highly recommended to appreciate all this property fully has to offer.

The property briefly comprises; entrance hall, reception room which could be utilised as a bedroom with own WC, living room with log burner perfect to cosy up in the evening, kitchen / diner with patio doors leading out to the rear garden. Upstairs comprises; two bedrooms and family bathroom with separate bath and shower. The master bedroom benefits from a balcony, a perfect spot to take in the beautiful views. Externally the rear garden comprises gravelled area and lawned area, which would be a perfect place for alfresco dining. The garden offers the new owners a wonderful opportunity to create their own perfect spot to relax and take in the views.

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 3rd exit and stay on A484, At the roundabout, take the 2nd exit and stay on A484, Turn right for Ferryside, Turn left 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 right. What3Words Reference; [//requireing.forget.latter](https://www.what3words.com/requireing.forget.latter)

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