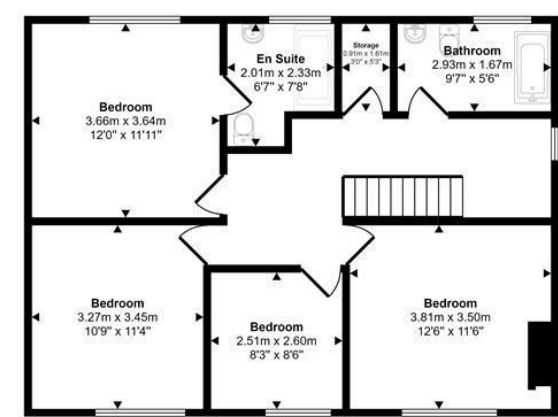




Ground Floor  
Approx 103 sq m / 1105 sq ft



First Floor  
Approx 72 sq m / 780 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 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.  
CFP/REM/10/24 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

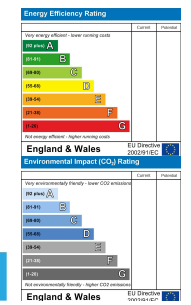


**Ty Marrim Bronwydd Arms, Carmarthen, SA33 6JA**

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- GARAGE
- OFF ROAD PARKING
- HEATING - GAS
- FOUR BEDROOMS
- BEAUTIFULLY PRESENTED
- REAR GARDEN
- GOOD TRANSPORT LINKS
- EPC RATING - TBC

**£425,000**

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



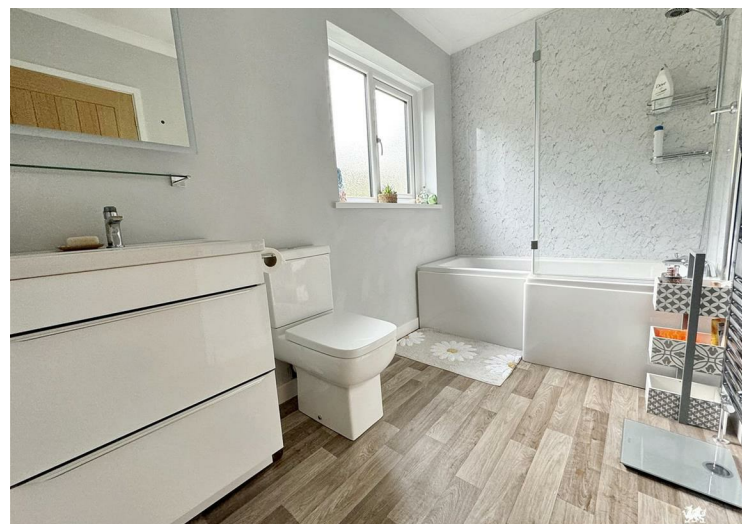
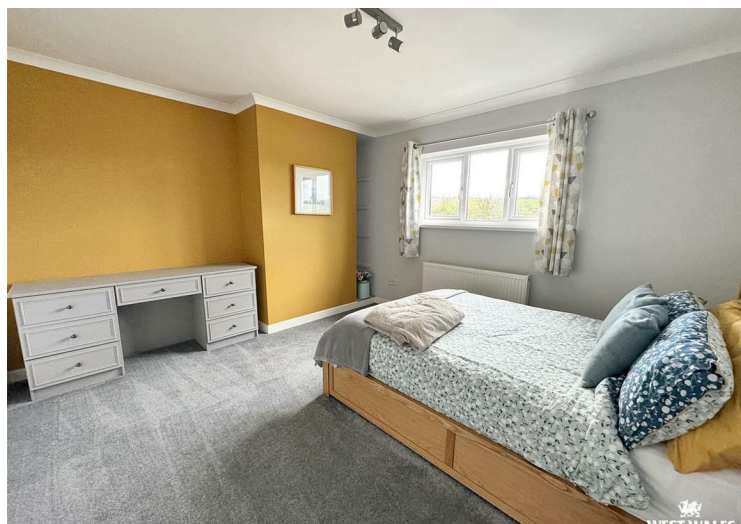


Nestled in the picturesque village community of Bronwydd Arms, Carmarthen, this beautiful four-bedroom house blends countryside charm with modern comforts. Lovingly renovated by the current vendors, it has been transformed into the incredible home you see today. It offers the perfect home for those looking for the next step with space to entertain or for families looking for extra space.



Inside, the property impresses with two inviting reception rooms. These spaces offer ample room for entertaining guests, relaxing with family, or pursuing hobbies. The heart of the home is the incredible, open-plan kitchen/lounge/dining area, which has been thoughtfully designed to accommodate family meals and social gatherings. This area features modern appliances, ample storage, and a living/dining space, with access to the rear garden via patio doors, making it the ideal spot for everyday living. There is also a utility room, integral garage and dog shower room to add to the appeal and convenience of this property. Upstairs the home features four bedrooms, including a master suite with an ensuite shower room for added privacy and luxury and a family bathroom, all situated off a lovely open landing space.

The outdoor spaces provide off-road parking for several vehicles, making everyday family life that much easier but also not having to worry when inviting people over to show off your wonderful new home. The gardens include a variety of foliage, lawn and gravel areas and offer the perfect spot to sit back and relax or enjoy some alfresco dining.



### 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, Continue on this road for approximately 2 miles. The property will be on the left. What3Words Reference; ///solid.stems.nesting

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