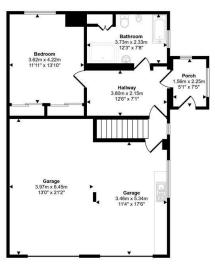




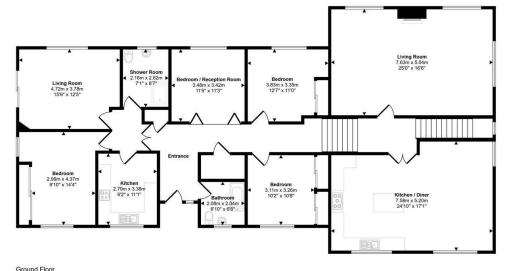




01267 236655 www.westwalesproperties.co.uk



pprox Gross Internal Ar 299 sq m / 3217 sq ft



Lower Ground Floor Approx 91 sq m / 976 sq ft

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/12/24 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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655





- DETACHED HOUSE WITH ANNEXE
- THREE RECEPTIONS ROOMS
- DOUBLE GARAGE
- GARDEN
- HEATING GAS

£550,000

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Page 4



 FIVE BEDROOMS • OFF ROAD PARKING • WONDERFUL VIEWS WELL PRESENTED • EPC - D

f





















An incredible opportunity to purchase this impressive detached house with outstanding views across Carmarthen.

The property includes an attached annexe that can also be used as one cohesive property. The annexe offers a comfortable one-bedroom living space, complete with a kitchen, shower room, and lounge that leads out to a private patio and garden area. The main house comprises four bedrooms, a fantastic lounge, a combined kitchen and dining room perfect for everyday family life as well as entertaining and a study. The ground floor is home to a master bedroom suite with an en-suite bathroom and utility area, which opens to the side garden. The versatility this property offers is outstanding, whether you are looking for a beautiful family home, multi-generational living, a holiday let opportunity or want to run a business from home with its own access, this property has it all!

The property also features an integrated double garage, an orchard, a vegetable patch with a greenhouse, and several storage sheds. There is an undercover seating area, a pond, and a beautiful garden with plenty of outdoor space. The driveway offers parking for multiple vehicles or a motor-home/caravan. Early viewing is essential to fully appreciate the size of the accommodation, the gardens, and the breathtaking views over Carmarthen.

Situated on the outskirts of the town, the property is close to all the shopping, educational, and transport facilities that Carmarthen has to offer. It is also within walking distance of the village of Abergwili, which has a vibrant community and several local amenities, including a primary school, village hall, and two pubs, one with a popular restaurant. The property benefits from easy access to the Carmarthen Eastern Bypass, providing excellent transport links.





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, Turn left onto Heol Penlanffos, Take the third left turn, the property is on the left. What3Words Reference; ///slowly.skinny.mouse

See our website www.westwalesproperties.co.uk in our TV channel to