

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.

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.

COUNCIL TAX: Band ' E'

HEATING: Oil

ref:IK/LLE /FEB/ 25

TAKEONOK/18/02/25/LLE

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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](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

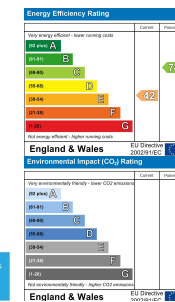


## Ty'r Ystrad Llansteffan, Carmarthen, Carmarthenshire, SA33 5LW

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- OFF ROAD PARKING
- GARDEN WITH REAR ACCESS
- HEATING - OIL
- ESTUARY VIEWS
- CLOSE TO AMENITIES
- NO ONWARD CHAIN
- BEACHFRONT LOCATION
- EPC RATING - E

Offers In Excess Of £350,000

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*The Agent that goes the Extra Mile*





This three bedroom semi-detached house is located just metres from the beautiful Llansteffan estuary and it's sandy beaches.

It is suitable for a variety of needs including for families, people planning to retire to a village with still thriving community and those looking for a sought after location. While the property requires updating, it provides an opportunity for buyers to renovate to their preferences.

Inside, the house includes two double bedrooms and one single bedroom, offering space for family or guests. The living area was originally two separate rooms and, now combined to one room it offers the exciting potential to modernise and put your own stamp on it.

There are estuary and castle views from all front windows (upstairs and down) and from the front garden where you can sometimes breakfast to the sound of the oystercatchers!

The rear garden has an outbuilding (with windows and electricity) which could be used as a workshop, storage area or summerhouse. Equally, with a little bit of upgrading it could be used as an ideal home office.

Beyond the shed the garden has a mature eating apple tree and offers the enjoyable possibility of various outdoor activities such as gardening, al fresco eating, BBQing etc. The garden leads directly to off-street parking for two cars. The exterior of the property was painted in June 2024.

Positioned on the edge of the popular village of Llansteffan, this property benefits from a combination of estuary views, immediate access to beach and coastal walks whilst being an easy walk to the village centre and to buses into Carmarthen. The village itself has various amenities including two pubs (one that has a fantastic reputation for its food), church, village hall, shop/post office, cafes and gift shops. It has lots of community events.

For more details or to arrange a viewing, contact us today.



## DIRECTIONS

Leaving the town of Carmarthen take the B4312 to Llansteffan. Entering the village you will take the first left and follow the road round onto The Green. Head towards the car park, where the property will be located on the right hand side. What/Three/Words:///loves.ramble.prevented

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