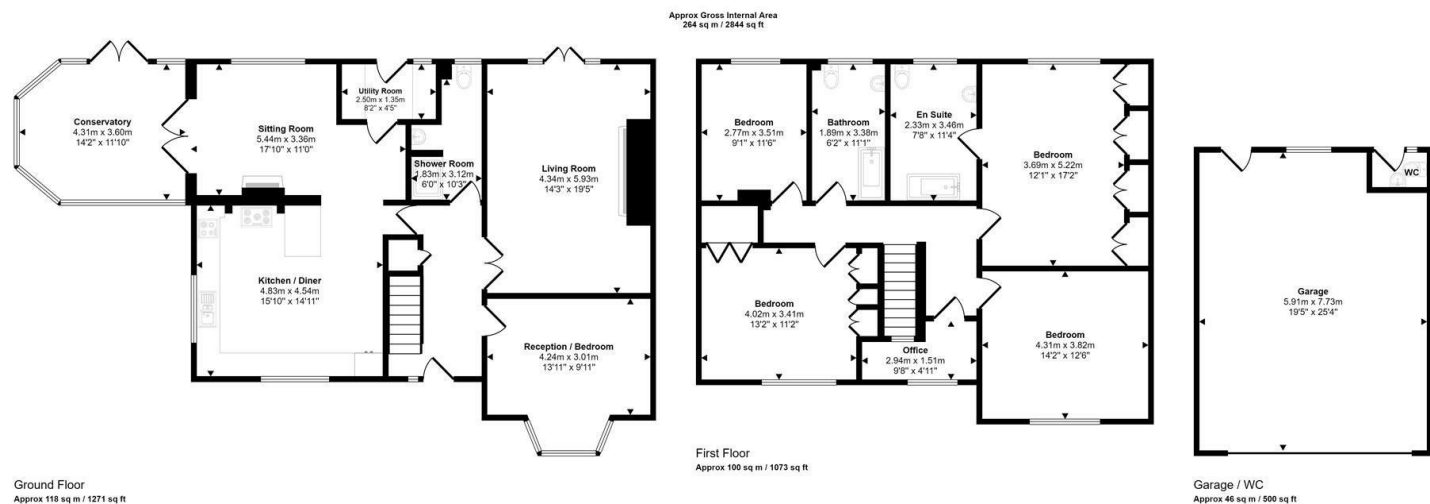




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

GENERAL INFORMATION

VIEWING: STRICTLY 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/07/24 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.

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

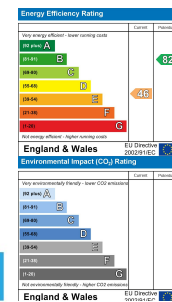


Bryn Eithin Hermon, Cynwyl Elfed, Carmarthen, Carmarthenshire, SA33 6SR

- DETACHED HOUSE
- THREE BATHROOMS
- OFF ROAD PARKING
- 220 SQUARE METERS/2368 SQUARE FOOT (APPROX)
- HEATING - OIL
- FIVE DOUBLE BEDROOMS
- COUNTRYSIDE VIEWS
- GARAGE
- 9 MILES FROM CARMARTHEN (APPROX)
- EPC - E

£475,000

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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The Agent that goes the Extra Mile





Discover a fantastic opportunity to purchase a beautifully presented five-bedroom detached property in the charming village of Cynwyl Elfed which has amazing countryside views. This lovely home is conveniently located approximately 9 miles from the market town of Carmarthen and is within easy reach of a good range of local amenities.

Upon arrival, you are greeted by a wonderful entrance hall that sets the tone for the rest of the home. The ground floor boasts a versatile living space including a living room, sitting room, and a bright and airy conservatory that overlooks the beautiful garden, providing a tranquil retreat. The open-plan kitchen/diner offers a perfect space for entertaining and everyday family life. A utility room and a downstairs shower room add to the functionality of this home. Additionally, one of the five bedrooms is located on the ground floor, making it an excellent option for multi-generational living or accommodating guests.

The first floor comprises a luxurious master bedroom with an en suite bathroom, offering a private haven for relaxation. Three additional double bedrooms provide ample space for family members as well as a separate home office and family bathroom.

Externally, the property includes off-road parking for multiple vehicles at the front. The rear of the property offers both lawned and patio areas, providing a perfect space for relaxation, children's play, or gardening. Whether you envision creating a peaceful retreat, a play area for children or pets, or beautiful flower beds, this garden offers endless possibilities.

This stunning property is ideal for families and must be viewed to fully appreciate all it has to offer. Don't miss the chance to make this beautiful house your new home. Schedule a viewing today!



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 straight onto Surgeon St, Continue onto B4333, Continue for approximately 1.8 miles, The property will be on the left. What3Words Reference: ///trapdoor.locate.mysteries
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.