

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: @ WWPProps

<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 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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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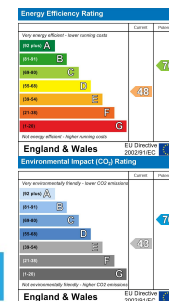


Preswylfa 8 Heol Gwermont, Llansaint, Kidwelly, Carmarthenshire, SA17 5JA

- SEMI DETACHED HOUSE
- INCREDIBLE ESTUARY VIEWS
- BEAUTIFULLY PRESENTED
- OFF ROAD PARKING
- HEATING - AIR SOURCE HEAT PUMP
- THREE BEDROOMS
- 22 FT LOUNGE
- GARDEN FRONT AND REAR
- VILLAGE LOCATION
- EPC RATING - E

Offers In The Region Of £215,000

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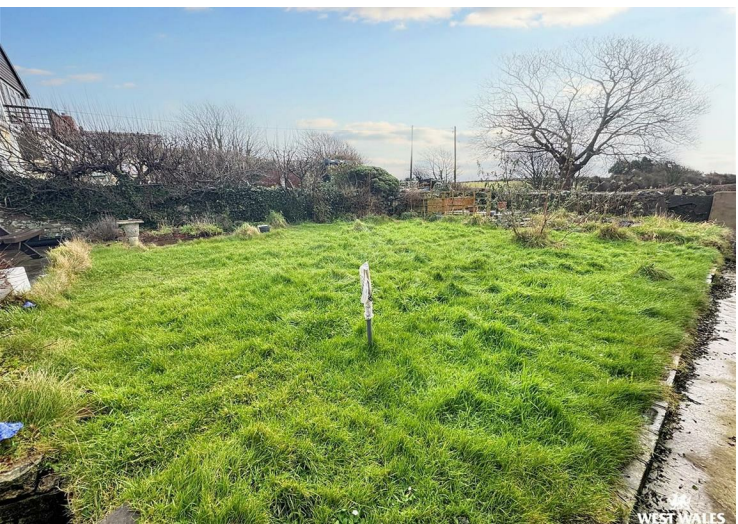


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The Agent that goes the Extra Mile





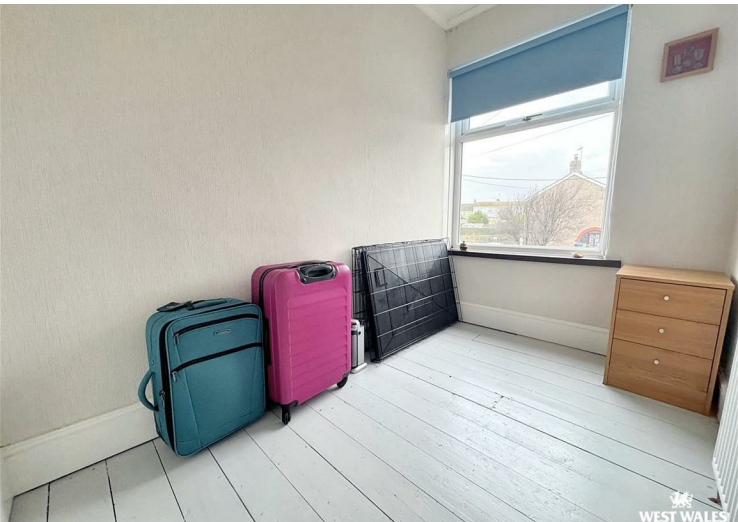
A beautifully presented property situated in the picturesque rural village of Llansaint, enjoying uninterrupted estuary and countryside views to the rear and located just two miles (approx) from Kidwelly Town and 10 miles (approx) from the bustling market town of Carmarthen. This home has been thoughtfully renovated by its current owner to create a comfortable and modern living space while retaining its rural charm. It benefits from air source heating, off-road parking, and wonderful rear garden.

The ground floor begins with a functional porch leading into the entrance hallway. An incredible 22 ft living room with wood burning stove makes for a fantastic spot for entertaining with space for the whole family but also perfect for those cozy nights in, steps down into the dining room, where you are spoilt with another beautiful wood burning stove. The fitted kitchen is well-appointed with a layout that makes the most of the property's stunning countryside views, with a door leading directly to the rear garden. Additional ground-floor spaces includes the family bathroom.

On the first floor, the property includes three bedrooms, one bedroom boasts sweeping views of the surrounding countryside and estuary.

Externally, the property is enclosed by a metal gate that opens onto a paved driveway, offering off-road parking for two vehicles. Alongside the property, there are two outbuildings with power, perfect for storage or workshop use. The rear garden is predominantly laid to lawn, with a pathway leading to a decking area, a perfect place to sit and enjoy the beautiful views, and a pond.

This property combines the charm of its rural location with the benefits of modern upgrades, offering a peaceful lifestyle with excellent access to nearby amenities.



DIRECTIONS

Head out of Carmarthen on the A484 towards Kidwelly. Reaching the roundabout at Kidwelly take a right into the village. Follow the road, until reaching a sharp right hand turning by a Spar shop. Follow this road until taking a left hand turning signposted Llansaint. Continue into the village and the property is located on the left-hand side.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.