

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 'F'  
HEATING: Gas

ref: IK /LLE /MAR/25/  
TAKEONOK/LLE/07/03/25

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<https://www.facebook.com/westwalesproperties/>

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

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TELEPHONE: 01267 236655

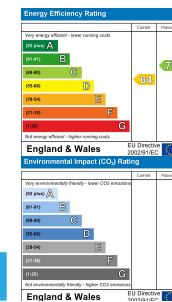


## 40 Ael Y Bryn, Tanerdy, Carmarthen, Carmarthenshire, SA31 2HB

- THREE BEDROOM DETACHED HOUSE
- DETACHED SINGLE GARAGE
- VIEWS OVER CARMARTHEN
- 1.7 MILES (APPROX) FROM TOWN CENTRE
- GAS CENTRAL HEATING
- CONSERVATORY
- ENCLOSED REAR GARDEN
- TRADITIONAL FAMILY HOME
- CUL DE SAC
- EPC RATING: D

Offers In Excess Of £325,000

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*The Agent that goes the Extra Mile*







A great opportunity to acquire a well presented detached house situated on the edge of Carmarthen town. Situated in the highly sought after cul-de-sac of Ael Y Bryn, the property boasts an elevated position; with far reaching views over Carmarthen and the Towy valley. The charming three bedroom home combines traditional charm with modern comforts. The property is ideal for families seeking convenience to local amenities, and a lovely setting. Viewing is highly recommended!

The accommodation comprises; entrance hallway with w/c, living room with feature fireplace, a modern kitchen/diner with utility room, and a conservatory. The first floor provides three double bedrooms, providing ample storage and space for a growing family. The living areas are designed for both relaxation and entertaining, making this a truly inviting home.

Externally, the property benefits from a single detached garage and driveway parking, offering convenience and security. The front garden enhances the property's kerb appeal, while the enclosed rear garden and conservatory provide a private outdoor space, perfect for children, pets, or summer gatherings.

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Vue Cinema complex, restaurants, bars and a multi storey car park. The town is also served by direct inter city trains from West Wales to London and Manchester.



### DIRECTIONS

DIRECTIONS: From our office at dark gate continue down the road and take the next right turning after HSBC. At the traffic lights turn right on to St. Catherine street and continue along. Entering the next two mini roundabouts take the first exit left. Passing Tanerdy petrol station on the left take the next left turning then take the second right into Ael Y Bryn. Continue around to the end of the cul-de-sac where the property will be on the right hand side. What/Three/Words:///apes.pump.enable

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