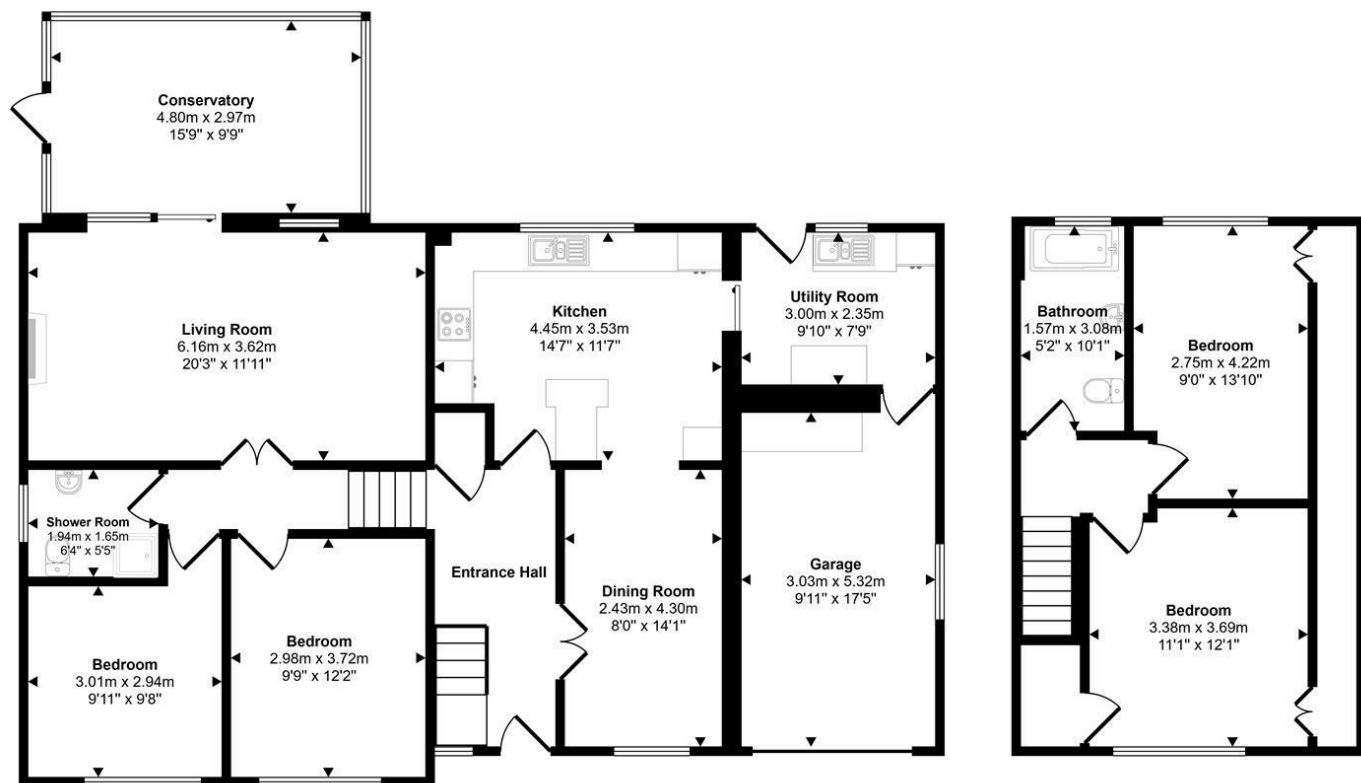


Approx Gross Internal Area  
173 sq m / 1861 sq ft



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 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/03/25 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

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

TELEPHONE: 01267 236655

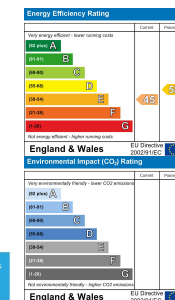


## Penrhiw Alltynap Road, Johnstown, Carmarthen, SA31 3QY

- DETACHED HOUSE
- THREE RECEPTION ROOMS
- BEAUTIFULLY PRESENTED
- OFF ROAD PARKING
- HEATING - LPG GAS
- FOUR DOUBLE BEDROOMS
- INCREDIBLE VIEWS
- PICTURESQUE GARDEN
- GARAGE
- EPC - E

**£475,000**

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



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***The Agent that goes the Extra Mile***







Superbly Presented Four Double Bedroom Detached Property

Perched in an elevated position on the outskirts of Carmarthen town, this outstanding four-bedroom family home enjoys breathtaking panoramic views to the rear. Impeccably presented, the interior has been tastefully refurbished to a high standard, offering flexible accommodation ideal for a variety of lifestyles.

The ground floor features two well-appointed bedrooms, a modern shower room, a welcoming lounge with a feature fireplace, and a bright conservatory that opens onto the rear garden. The stylish kitchen/breakfast room is fitted with contemporary units, integrated appliances, and a breakfast bar, seamlessly flowing into a dedicated dining area. A utility room provides additional storage and workspace, with direct access to the garage.

Upstairs, two additional double bedrooms both benefit from walk-in wardrobes, accompanied by a full bathroom.

Externally, the property offers ample parking, including space for a caravan or motorhome, as well as an integral garage. The rear garden has been lovingly maintained, featuring a sun-drenched patio seating area, a level lawn, and well-established vegetable plots, all enclosed by wrought iron fencing. A glasshouse further enhanceS the outdoor space, which takes full advantage of the stunning rural views.

Located in a sought-after setting just outside Carmarthen, this fabulous property combines countryside serenity with convenient access to town amenities. Viewing is highly recommended to truly appreciate all that this remarkable home has to offer.



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 Morfa Ln/B4312, At the roundabout, take the 1st exit onto Picton Terrace/B4312, Continue to follow B4312, Turn left onto Llansteffan Rd/B4312, Turn right onto Alltynap Rd, The property will be on the right. What3Words Reference; ///sunshine.conducted.bloodshot

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