

Floorplan

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

FACEBOOK & TWITTER

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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/CFP/ 02/25 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.

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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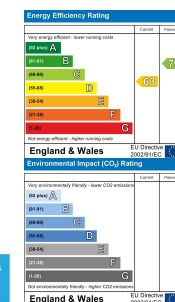


## Sunny Hill Penymorfa Lane, Carmarthen, SA31 2NR

- DETACHED BUNGALOW
- EDGE OF CARMARTHEN TOWN
- BEAUTIFULLY PRESENTED
- HEATING - GAS
- VIEWS OVER THE RIVER TOWY AND COUNTRYSIDE
- FOUR BEDROOMS
- INCREDIBLE KITCHEN/DINING ROOM
- OFF ROAD PARKING
- EASY ACCESS TO TRANSPORT LINKS
- EPC - TBC

**£365,000**

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**The Agent that goes the Extra Mile**







A rare opportunity to purchase this four-bedroom detached bungalow in the sought-after village of Llangunnor, just on the outskirts of Carmarthen Town. Boasting an incredible kitchen/dining room, wrap-around garden and superb views, this home is perfect for families or those looking for a peaceful retreat whilst being close to Carmarthen town.

The current vendor has done an incredible job of renovating the property over the last year, creating the amazing home you now get to see. This includes a beautiful and modern kitchen/dining room, perfect for entertaining. The living room is bright and welcoming, with patio doors allowing you to enjoy the spectacular views of the surrounding area. The property offers four bedrooms, including a master suite with an en-suite bathroom. Additional benefits include a utility room, located off the kitchen providing extra convenience.

Gas central heating and double glazing ensure the home is comfortable year-round. The property sits on a wonderful plot with a sweeping driveway, as well as an additional parking space to the left of the driveway perfect for a motorhome. The well-maintained gardens and patio areas create a perfect setting for outdoor relaxation, making it an ideal home for those who enjoy spending time outside.

Llangunnor is a desirable village located just a mile from Carmarthen town centre, which offers excellent shopping, dining, and transport links, including bus and rail connections. The area also provides access to local amenities such as junior schools and shops, while the M4 dual carriageway at Nant y Caws is only 1.5 miles away, ensuring easy travel to other destinations.

This is a fantastic opportunity to own a beautifully renovated home in a prime location. Viewing is highly recommended.



#### DIRECTIONS

Follow Lammas St to Morfa Ln/B4312 by heading west on Dark Gate towards Heol Y Felin/Mill St, then continuing onto Lammas St for 0.2 miles. Turn left onto Morfa Ln/B4312, then take the 1st exit at the roundabout onto A4242, passing through another roundabout before turning right onto A484. At the next roundabout, take the 1st exit onto Heol Llangynnwr/A484, then the 3rd exit at the following roundabout onto Heol Llangynnwr/B4300. Finally, turn right towards Penymorfa Ln, then left onto Penymorfa Ln to reach your destination.

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