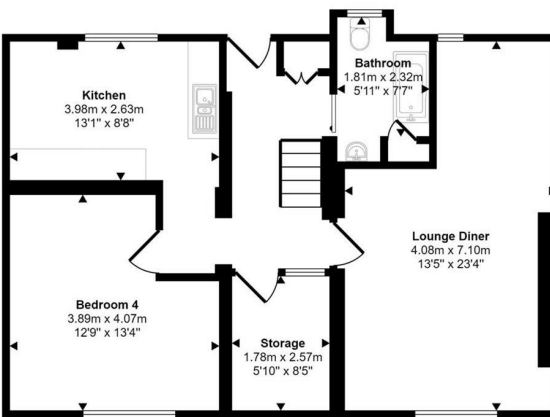


Lower Ground Floor
Approx 75 sq m / 804 sq ft

Denotes head height below 1.5m

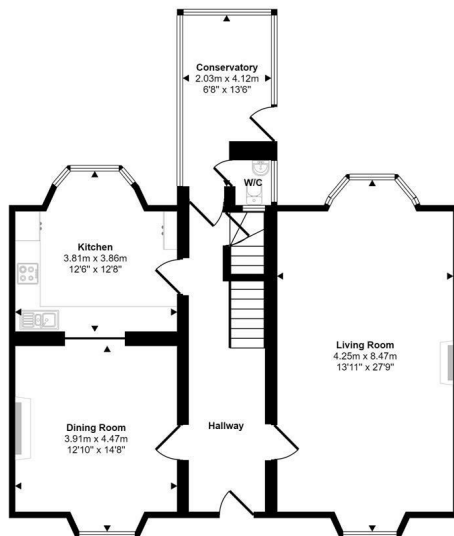
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Lower Ground Floor
Approx 75 sq m / 804 sq ft

Denotes head height below 1.5m

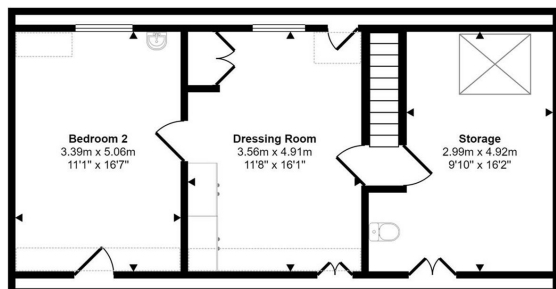
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Ground Floor
Approx 90 sq m / 970 sq ft

Denotes head height below 1.5m

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Second Floor
Approx 63 sq m / 674 sq ft

Denotes head height below 1.5m

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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

01267 236655
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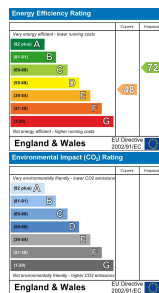


The Elms Church Road, Llansteffan, Carmarthenshire, SA33 5JT

- 5 DOUBLE BEDROOMS
- ESTUARY VIEWS
- CHARACTER FEATURES
- SHORT WALK TO BEACH
- GARAGE
- OFF ROAD PARKING
- THREE BATH/SOWER ROOMS
- WELL PRESENTED
- CLOSE TO VILLAGE AMENITIES
- EPC RATING E

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The Agent that goes the Extra Mile

We Say...

Elegant Four-Storey Victorian Home with Coastal Views, Beautiful Gardens, and a Self-Contained Annexe

This beautifully presented Victorian home offers a rare opportunity to own a four-storey property full of charm and character, set in the picturesque coastal village of Llansteffan. With sweeping estuary views and a fully self-contained one-bedroom annexe with its own courtyard, this home combines timeless style with flexible living options.

The main house is thoughtfully arranged across three floors. On the ground level, you'll find a 22ft double-aspect lounge with a character fireplace, a dining room with original panelling, and a kitchen/breakfast room that enjoys views of the rear garden. A conservatory at the back provides a peaceful retreat with direct access to the garden, and there is also a cloakroom on this level.

Upstairs, the first-floor landing features a striking stained-glass window. There are three double bedrooms—one with an en-suite shower room—and a family bathroom. The second floor includes another double bedroom, a dressing room, and a useful storage area.

The newly created annexe on the lower ground floor has its own private entrance and courtyard, offering privacy and independence. Inside, it features a lounge/dining room, kitchen, shower room, bedroom, and a storeroom with built-in cupboards—ideal for guests, extended family, or as a potential rental opportunity.

The rear garden is a standout feature of the property—designed for both relaxation and entertaining. It includes a patio area perfect for al fresco dining, well-kept lawns, established planting, and a lovely pond that adds a peaceful atmosphere. Whether you're enjoying morning coffee in the sunshine, hosting summer gatherings, or simply relaxing with a book, this outdoor space offers a tranquil escape and a true extension of the home.

Additional features include side access to the garden, a garage, and off-road parking.



DIRECTIONS

From our Carmarthen office 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. Continue to follow B4312 for around 7.5 miles. Turn left onto Church Rd and the property will be on your left-hand side. What Three Words Reference - dignity.hasten.loft

GENERAL INFORMATION

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/CFP/04/25 OK REM

LOCATION AERIAL VIEW



