

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 G

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.**

REM/IRK/05/25 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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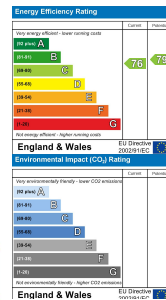


27 Rhosybonwen Road, Cefneithin, Llanelli, Carmarthenshire, SA14 7DJ

- DETACHED HOUSE
- THREE BATHROOMS
- COUNTRYSIDE VIEWS TO REAR
- VILLAGE LOCATION
- HEATING - OIL
- FIVE BEDROOMS
- DOUBLE GARAGE
- DETACHED WORKSHOP
- GOOD TRANSPORT LINKS
- EPC C

Offers In Excess Of £500,000

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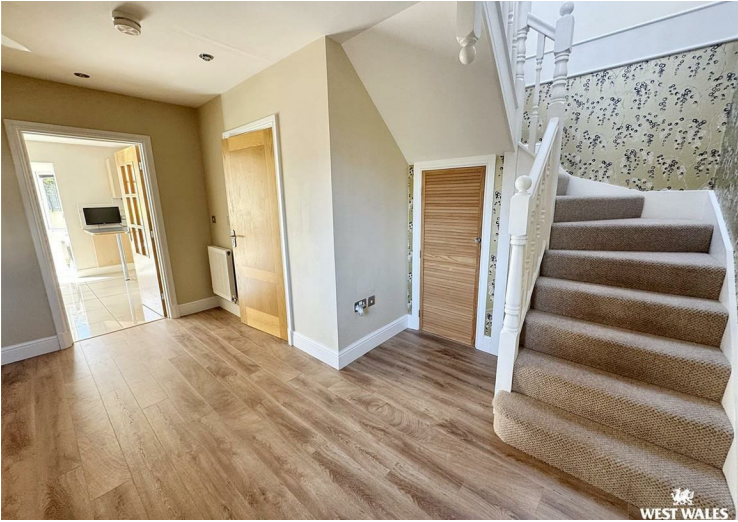


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The Agent that goes the Extra Mile





This beautifully presented family home offers versatile accommodation in a highly desirable village setting, just 1.2 miles (approx.) from Cross Hands and the A48. Set within a plot of 0.20 acres (approx.) the property enjoys a convenient layout designed for modern living.

The ground floor features a thoughtfully designed open plan kitchen and dining area, with elegant double doors opening onto a patio that leads to a raised lawn and open countryside beyond—perfect for entertaining or relaxing outdoors. The dual aspect lounge offers a warm and inviting space, enhanced by a charming wood burner. A separate utility room adds practical convenience, while a dedicated office and a downstairs WC complete the living accommodation.

On the first floor, there are five bedrooms two of which benefit from en-suite, and a stylish family bathroom. These rooms provide excellent flexibility for growing families, guests, or home-working arrangements.

Further enhancing the property's appeal is an integral double garage, with a portion thoughtfully converted into a second office, ideal for remote work or creative pursuits. Outside, a detached, block-built workshop provides additional storage or workspace potential.

Combining the adaptable living space, and proximity to local amenities and commuter routes, this home offers the ideal balance of village life and everyday convenience.



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 left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 2nd exit onto A48, Turn right for Foelgastell, Turn left onto Heol Y Foel, Turn right onto Heol-Treventy, Turn right onto Heol-Rhosybonwen, The property will be on the left. What3Words Reference; [///squares.entitles.clapper](http://squares.entitles.clapper)

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