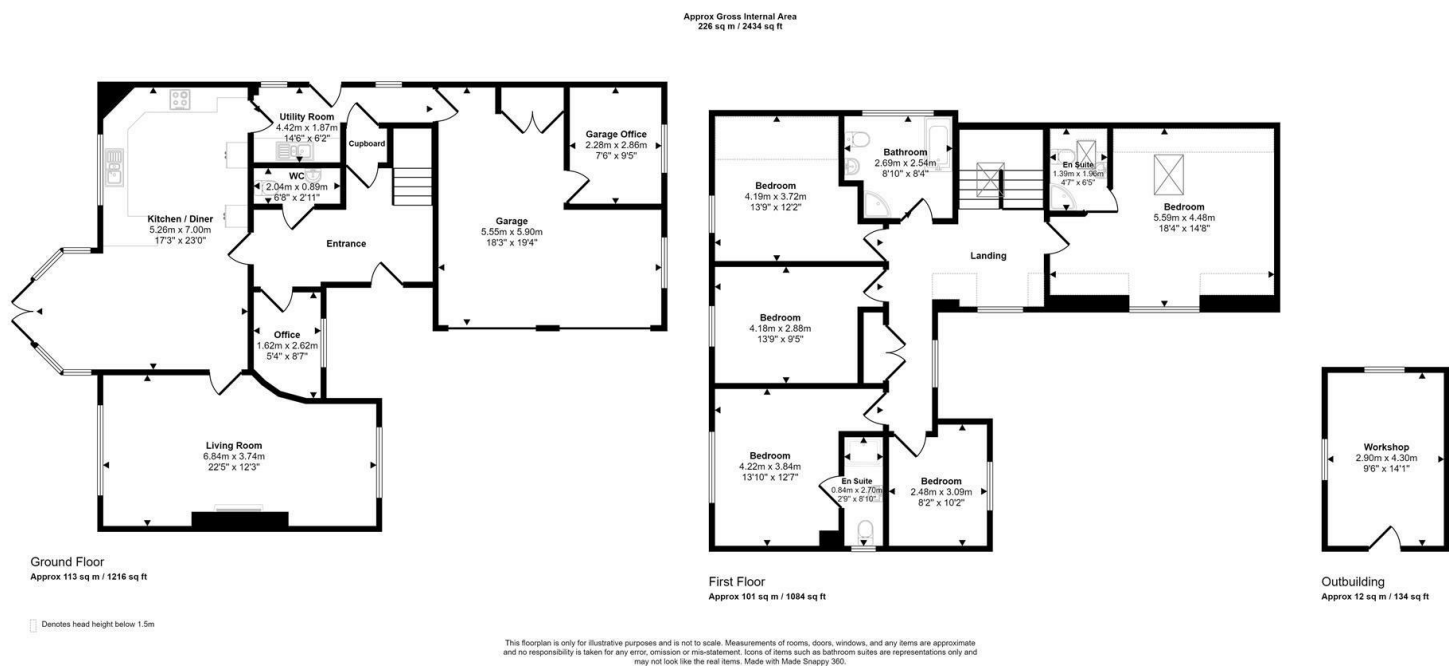


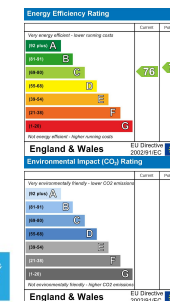


27 Rhosybonwen Road, Cefneithin, Llanelli, Carmarthenshire, SA14 7DJ

- 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 £450,000

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk

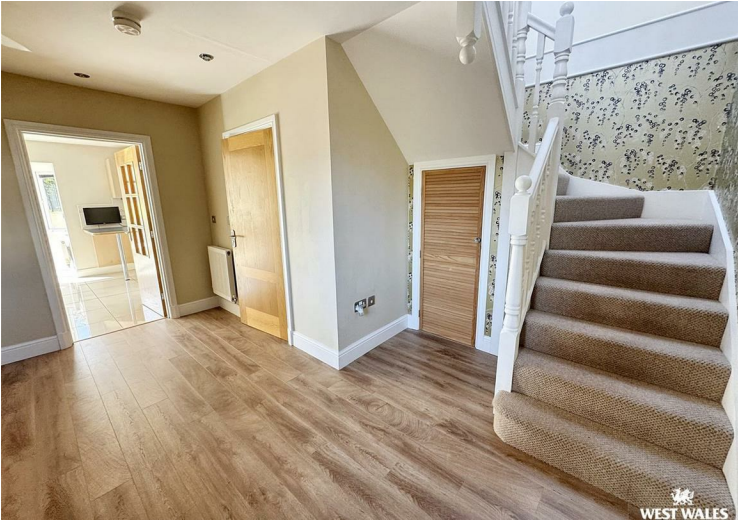
TELEPHONE: 01267 236655



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The Agent that goes the Extra Mile





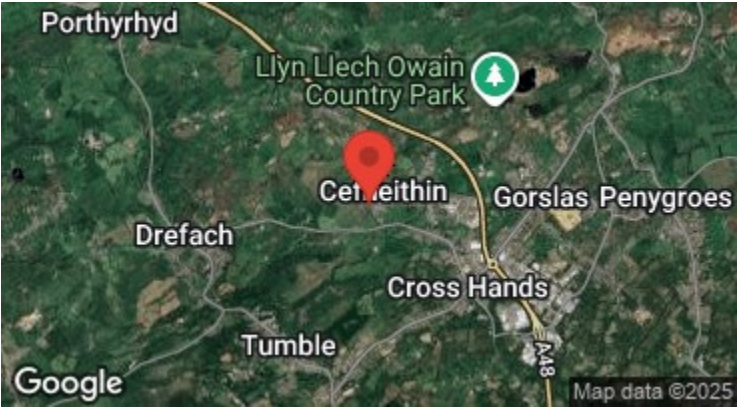
This beautifully presented family home offers versatile accommodation in a highly desirable village setting, just 1.2 miles (approx.) from Cross Hands and the A48. Set within a plot of 0.20 acres (approx.) the property enjoys a convenient layout designed for modern living.

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.