

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 Exempt New Build.

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.

IRK/REM/11/24/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**

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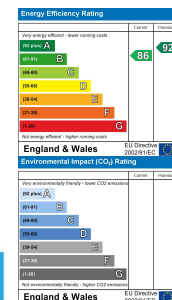


## Ty Cwtch Lon Las, Pwll-Trap, St. Clears, Carmarthenshire, SA33 4AU

- DETACHED THREE BEDROOM HOUSE
- EASY ACCESS TO A40
- SOLAR PANELS FOR HOT WATER
- REAR GARDEN
- OIL CENTRAL HEATING
- TWO BATHROOMS
- OFF ROAD PARKING
- CUL DE SAC
- EDGE OF VILLAGE
- EPC RATING B

**£475,000**

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







Welcome to this charming three bedroom detached house located in Pwll-Trap, St. Clears, Carmarthen. This lovely property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your family. With a family bathroom and a convenient downstairs shower room, this house offers both comfort and practicality.

Situated on the edge of the village in a peaceful cul-de-sac, this home provides a tranquil environment for you to enjoy. The detached garage adds convenience and extra storage space for your belongings.

One of the standout features of this property is the easy access to the A40, making commuting a breeze. Additionally, the presence of solar panels for hot water not only helps the environment but also reduces your energy bills.

Don't miss out on the opportunity to own this delightful detached house in a desirable location. Book a viewing today and envision the life you could create in this wonderful home.



### 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 2nd exit onto A40, At the roundabout, take the 2nd exit and stay on A40, Turn right signposted Pwll Trap, Turn right onto Gorsfach, Keep right, The property will be on the left. What3Words Reference; ///quarrel.digitally.connector

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