



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.

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.

COUNCIL TAX: Band

HEATING: Oil

ref: CFP / CFP/ MAY/ 25/ OK

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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.

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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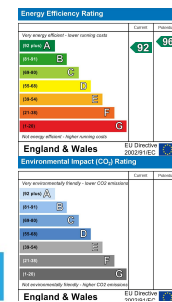


Golygfa Tywi, Capel Dewi, Carmarthen, Carmarthenshire, SA32 8AD

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- BEAUTIFUL GARDEN
- HEATING OIL
- IMPRESSIVE ROOM PROPORTIONS
- CONSERVATORY
- GARAGE
- SOLAR PANELS
- EPC A

£345,000

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The Agent that goes the Extra Mile





Exceptional Detached Bungalow with Impressive Living Space and Stunning Gardens

Prepare to be wowed by this beautifully presented detached bungalow, offering an extraordinary amount of living space and an enviable outdoor lifestyle.

At the heart of the home is the incredible 17'5" x 26'5" lounge/diner—a showstopping space that truly sets this property apart. Flooded with natural light and offering fantastic proportions, this room is perfect for entertaining, relaxing, or simply enjoying the comfort of expansive single-level living.

The thoughtfully designed kitchen (13'7" x 13'0") opens into a charming conservatory that brings the outdoors in—ideal for morning coffee or casual dining while enjoying views of the garden.

The two double bedrooms offer wonderful spaces, with the principal bedroom measuring 11'11" x 17'9" and the second bedroom 13'1" x 11'10". These rooms are designed with rest and relaxation in mind, providing ample room for furnishings and personal touches.

The bathroom is tastefully fitted with quality fixtures and a clean, modern suite including a full-sized bathtub and separate shower—perfect for unwinding at the end of the day.

Step outside and you'll find yourself surrounded by mature planting and well-laid paths in a garden that is both beautifully presented and easy to maintain. The rear garden is a tranquil oasis with a lovely balance of greenery and usable patio space, ideal for al fresco dining or peaceful moments among nature.

To the rear, a detached garage is accompanied by a utility outbuilding, providing fantastic storage or workshop space.

The front garden enhances kerb appeal while also offering off-road parking for multiple vehicles, including space for a caravan or motorhome—a rare and valuable feature.

This exceptional home offers a rare blend of size, style, and practicality. Don't miss your chance to view this unique



DIRECTIONS
From West Wales Properties on Dark Gate Street, head onto King Street (B4300) and follow it east out of Carmarthen, staying on the B4300 for around 4.5 miles. Continue towards Capel Dewi, then turn right onto the minor road signposted locally. Golygfa Tywi is located on the left-hand side. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.