

Floorplan

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 E

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/03/25 OK EJJ

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

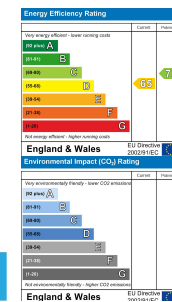


**18 Nant-Yr-Arian, Carmarthen, Carmarthenshire, SA31 3JJ**

- DETACHED BUNGALOW
- OFF ROAD PARKING
- GARAGE
- NO CHAIN
- HEATING - GAS
- THREE DOUBLE BEDROOMS
- WALKING DISTANCE TO TOWN
- REAR GARDEN
- CLOSE TO AMENITIES
- EPC RATING - D

**Offers In Excess Of £250,000**

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk) TELEPHONE: 01267 236655

**The Agent that goes the Extra Mile**







We are delighted to present this fantastic three double-bedroom detached bungalow, situated in a desirable location within Carmarthen Town. Offering a blend of comfort and potential, this home is well-presented but would benefit from some modernisation, making it an excellent opportunity for buyers looking to put their own stamp on a property.

This bungalow features three double bedrooms, providing ample space for families or those needing guest rooms or office space. One of the bedrooms benefits from patio doors leading directly to the rear garden, offering a lovely connection to the outdoor space. The centrally positioned hallway provides convenient access to all rooms, including a well-appointed shower room.

The generously sized living room is complemented by an archway that leads through to the dining area, creating an open yet defined space ideal for relaxation and entertaining. The kitchen provides plenty of workspace and room for a dining table, creating a lovely breakfast space with a door opening to the rear garden, making it a perfect spot for morning meals.

Externally, the property boasts a well-maintained rear garden featuring a mixture of lawn and patio with mature planted borders, creating a private and peaceful outdoor retreat. The front garden is designed for easy maintenance and is primarily laid to patio. Additionally, the property benefits from off-road parking and a single garage, ensuring ample space for vehicles and storage.

This charming bungalow is ideally positioned close to local amenities, transport links, and schools, making it an attractive option for a variety of buyers. Viewing is highly recommended to appreciate the potential and location of this fantastic 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 right onto Heol Dwr/Water St. Continue onto Fountain Hall Terrace. Continue onto Lime Grove Ave. Turn left onto Nant-Yr-Arian. The property will be on your right. What3Words Reference; ///frosted.twist.clever

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