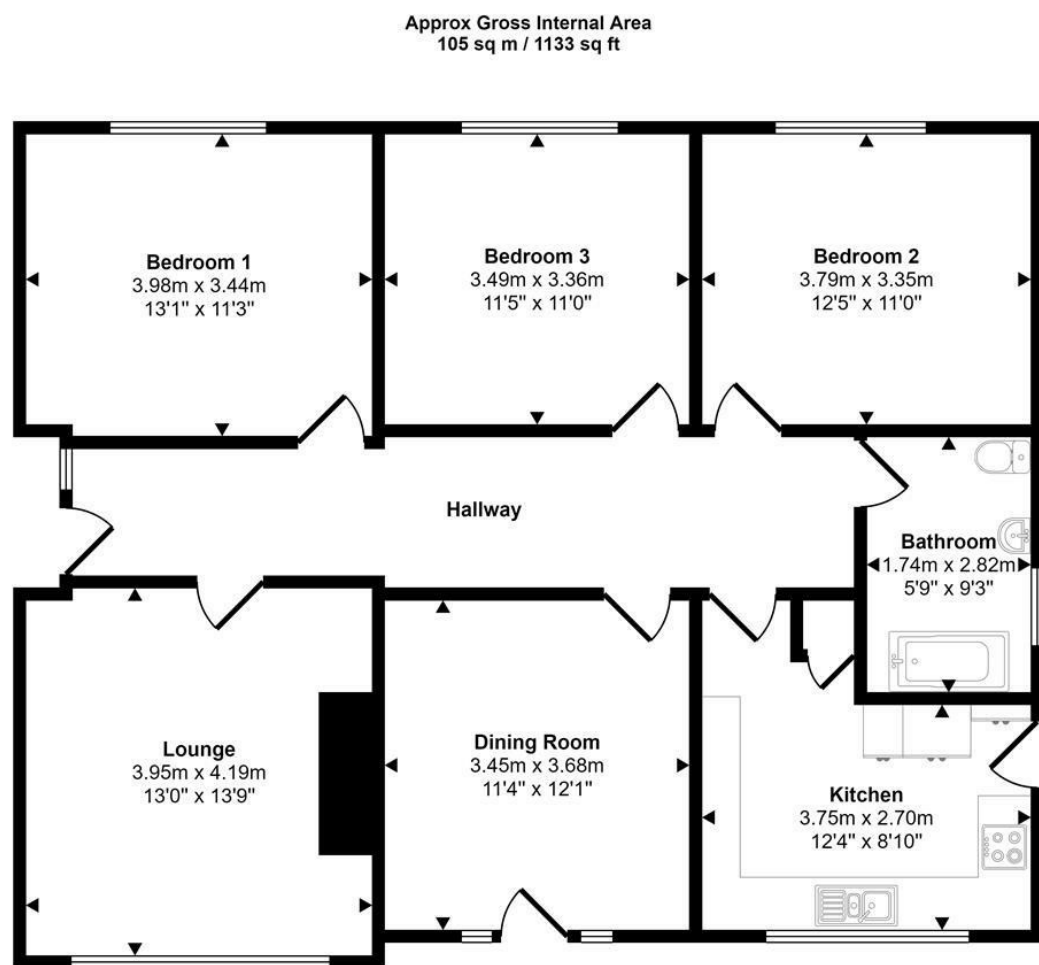




Floorplan

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/06/25 Ok EIL

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

TELEPHONE: 01267 236655

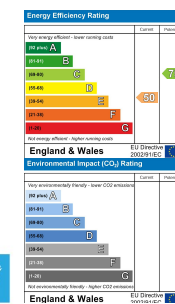


7 St Annes Avenue, Cwmffrwd, Carmarthen, Carmarthenshire, SA31 2NA

- DETACHED BUNAGLOW
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- FRONT AND REAR GARDEN
- HEATING - OIL
- THREE DOUBLE BEDROOMS
- CHAIN FREE
- GARAGE
- APPROX ONE MILE FROM CARMARTHEN
- EPC - E

£320,000

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



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The Agent that goes the Extra Mile





Chain Free - Beautifully presented three-bedroom detached bungalow in Cwmffrwd.

Situated in the sought-after village of Cwmffrwd, this beautifully renovated three bedroom detached bungalow offers stylish and comfortable living all on one level. The current vendors have tastefully modernised the property, creating a bright and inviting home ready to move straight into.

Inside, you'll find three double bedrooms, a welcoming lounge, a separate dining room, a sleek modern kitchen, and a contemporary bathroom. Property also benefits from wired smoke alarms with built in carbon monoxide detectors, oil central heating and double glazing.

Externally, the property boasts off-road parking, a garage, and well-maintained front and rear gardens offering an outdoor retreat.

This is a fantastic opportunity to acquire a turnkey home in a desirable location, just over a mile from Carmarthen town centre. Carmarthen town offers excellent shopping facilities with national retailers, junior and secondary schools, a bus and rail station, M4 dual carriageway connection is available.

Also conveniently situated for Morrisons, Halfords and other retail shops in Pensarn. Pembrey Country Park, with its large sandy beach, woodland walks, ski slope, motor racing centre, and cycle track, is approximately 10 miles away.

Viewing is highly recommended to appreciate all that this impressive bungalow has to offer.



DIRECTIONS

From our office in Carmarthen follow Lammas St to Morfa Ln/B4312, Drive along A40 and A484 and the property will be on the right handside. What three words - [///storybook.squeaking.rejoined](https://www.threewords.co.uk/storybook/squeaking/rejoined)

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