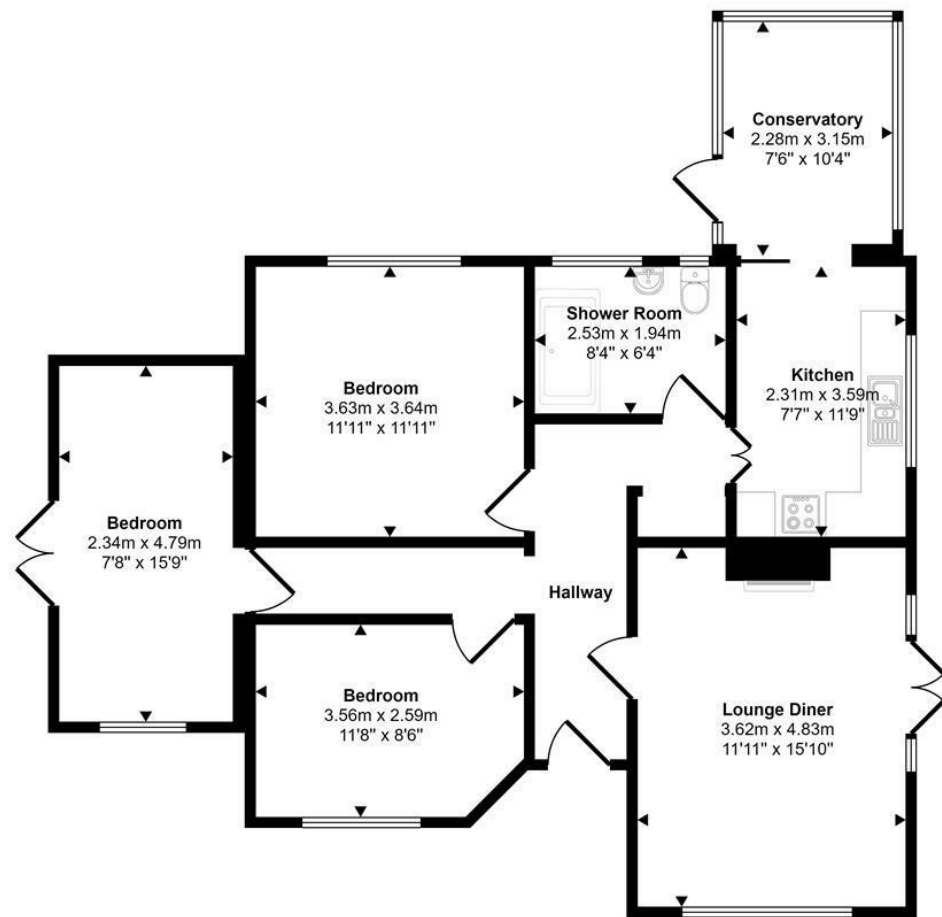


Approx Gross Internal Area
88 sq m / 943 sq ft



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

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWPProps

<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/06/25OK 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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

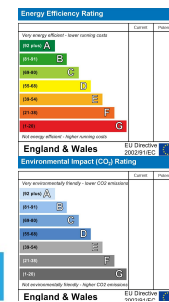


Erwau Glas Salem, Llandeilo, SA19 7LY

- DETACHED BUNGALOW
- Paddock
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- HEATING - OIL
- 1 ACRE PLOT APPROX
- STABLES
- CONSERVATORY
- VILLAGE LOCATION
- EPC - TBC

£385,000

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The Agent that goes the Extra Mile





Set within approximately 1 acre of grounds, this charming three-bedroom detached bungalow offers countryside living in the desirable village of Salem, just a short drive from Llandeilo. With ample outdoor space, a paddock, stable block, two gated entrances (including a separate vehicle access to the stables), and a well-laid-out internal footprint, this property is ideal for those looking for lifestyle flexibility with room to grow.

Internally, the bungalow offers well-planned accommodation throughout. A welcoming hallway leads through to a light and airy lounge/diner with dual-aspect windows, perfect for both relaxing and entertaining. The adjacent kitchen is fitted with a range of base and wall units, an oven and hob, a sink, and space for appliances, and flows through to a conservatory that enjoys lovely views across the grounds.

There are three double bedrooms, offering flexibility for family life, guest accommodation, or home working. The modern three-piece shower room is stylishly finished and includes a shower cubicle, WC, and wash basin.

Outside, the property is a real standout. The grounds extend to approximately one acre, divided into functional spaces: a garden, a paddock, stables and two separate gated access points—making it particularly appealing for equestrian use, hobby farming, or multi-generational living needs. A driveway provides ample parking, and the peaceful surroundings add to the appeal.

This is a freehold property in Council Tax Band D, offering a rural lifestyle with modern comforts and convenience. With excellent access to local amenities, schools, and transport links, and just 15 minutes from Llandeilo and Dinefwr Castle, this home is a must-see. Viewing is highly recommended to fully appreciate the space and potential on offer.



DIRECTIONS

From our office in Carmarthen, head along Lammas Street and take the A40 towards Llandeilo. After passing through Pontargothi, turn left at the sign for Llanfynydd. Continue for about 3 miles, then turn left at the Brechfa sign. Follow the lane for around 1 mile—Erwau Glas will be on your left. What3Words Reference; ///incisions.they.gone

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