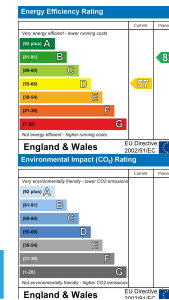


Minyffordd Llanpumsaint, Carmarthen, Carmarthenshire, SA33 6LA

- SEMI-DETACHED HOUSE
- APPROX 189 sq m / 2,038 sq ft
- 493 SP FT DETACHED GARAGE (APPROX)
- BEAUTIFUL GARDEN WITH LAWN, PATIO AND HOT TUB
- HEATING - OIL
- THREE DOUBLE BEDROOMS
- RENNOVATED TO A HIGH STANDARD
- KOI POND
- CONSERVATORY
- EPC - TBC

£395,000

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile



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: @ 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 OK 06/25

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.

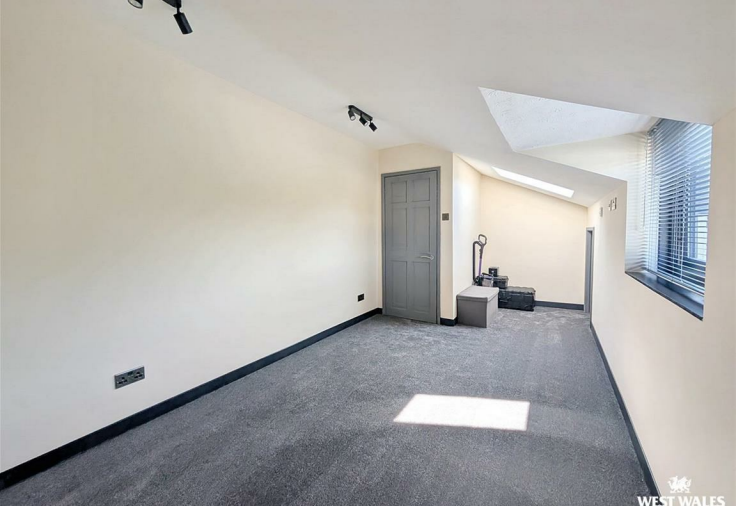
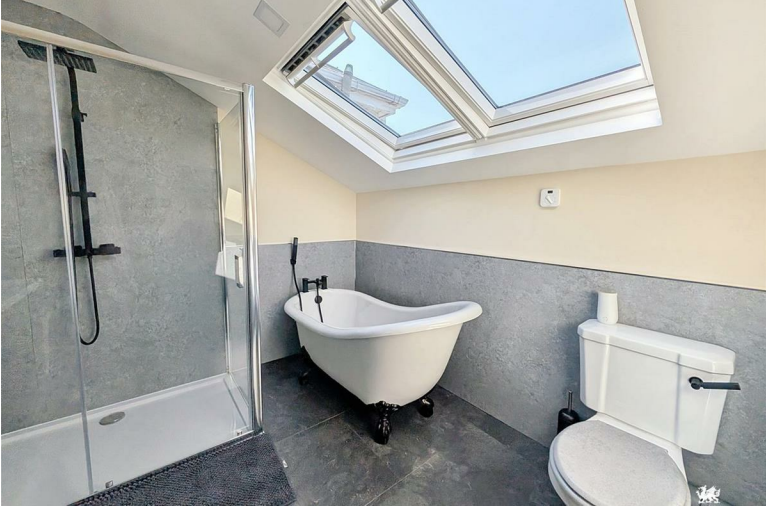
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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Stunning 3-Bedroom Semi-Detached Home in Llanpumpsaint

We are delighted to present this beautifully renovated three-bedroom semi-detached home, located in the charming village of Llanpumpsaint. This property has been modernised to an exceptionally high standard by its current owners, offering stylish, contemporary living while retaining plenty of character and charm.

On the ground floor, the heart of the home is the kitchen diner, which provides an ideal setting for family meals and entertaining. A separate utility room adds practicality and convenience, while the bright conservatory opens out onto the garden and offers a peaceful spot to relax and enjoy the views. The two reception rooms are open plan with the staircase positioned in the middle, creating a lovely flow through the living space. The lounge provides a welcoming area for cosy evenings in or hosting guests.

Upstairs, the property offers three double bedrooms, all beautifully presented and filled with natural light. The modern family bathroom has been finished to a high specification and features a freestanding bath along with a separate shower, creating a luxurious and relaxing space.

The rear garden truly has the wow factor, thoughtfully landscaped to create a fantastic area for relaxation and entertaining. It features a patio ideal for outdoor dining, along with a hot tub pergola that offers a wonderful place to unwind. The garden is finished with playground rubber flooring for ease of maintenance and added safety, and also includes a koi fish pond and a lawned area, creating a tranquil and inviting outdoor retreat.

The property also benefits from a garage, which currently includes a car lift, offering excellent potential for car enthusiasts or additional workshop use. A separate store room provides further storage options. This home is ready for its next owners to move straight in and enjoy.



DIRECTIONS

From our office in Carmarthen at Dark Gate, head towards Lammas Street and turn right onto Water Street. Continue onto St Catherine Street, then follow Barn Road. At the roundabouts, take the first exits onto Francis Terrace, then Priory Street (A484), and continue along Bronwydd Road (A484). After about 1.8 miles, turn right onto the B4301 and follow it for around 1.6 miles. Turn left, continue for 2.4 miles, and turn left again towards Llanpumpsaint. What three words ref - ///songbirds.slack.choppy

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