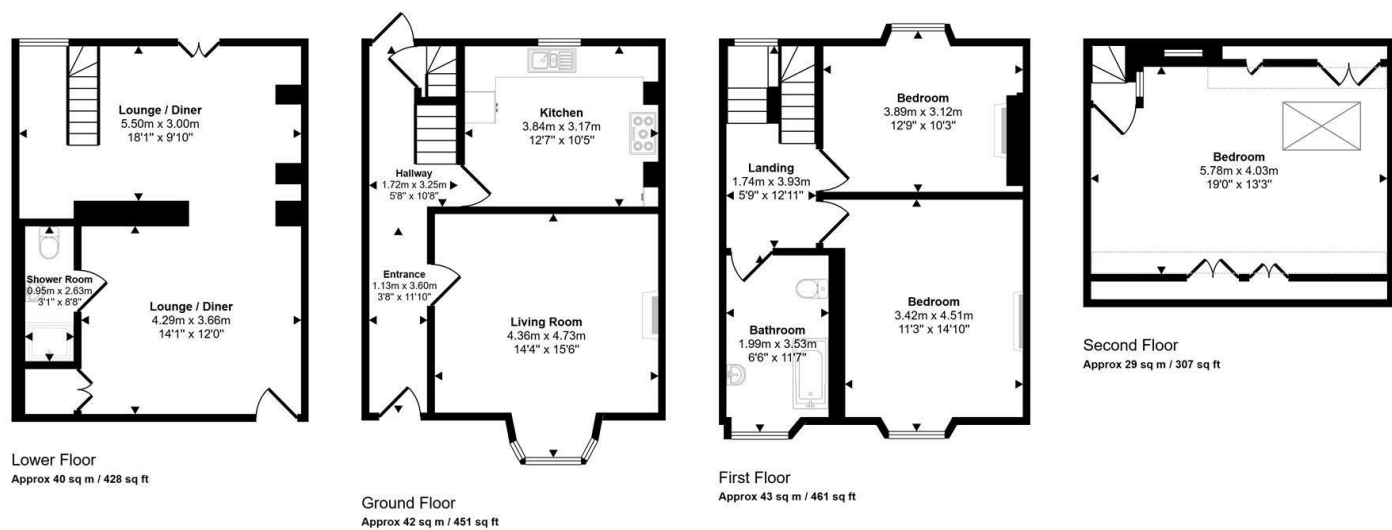


Approx Gross Internal Area
153 sq m / 1648 sq ft



Osbourne House Church Road, Llansteffan, Carmarthenshire, SA33 5JT

- Grade 2 Listed
- Three Bedrooms
- Sea Views
- Village Location
- Oil Central Heating
- Terraced Townhouse
- Two Reception Rooms
- Character Features
- Tiered Garden
- EPC Exempt

£400,000



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

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The Agent that goes the Extra Mile





Set in the picturesque and historic village of Llansteffan, just under 10 miles from Carmarthen, this beautifully presented Grade II listed three-bedroom townhouse blends period character with modern living across four well-arranged floors.

As you enter through the front door, you're welcomed into a well-designed layout featuring a fitted kitchen with a range of units and a light-filled living room — both retaining original charm and ideal for everyday living or entertaining.

On the lower ground floor, there is a fantastic open-plan reception area, perfect as a second lounge, studio or multi-purpose space, along with a modern shower room/utility. This level benefits from its own access both to the front of the property and out to the rear garden, offering privacy and flexibility for guests or additional household needs.

The first floor offers two double bedrooms, one with an original fireplace, along with a family bathroom.

At the top of the house, the loft room is currently used as a third bedroom and enjoys beautiful sea views over Llansteffan and the surrounding countryside.

To the front, a paved area leads to the main entrance, with steps down to the lower ground floor entrance. At the rear, the garden is set over two tiers, with patio to the lower and lawned garden to the top tier, each with seating areas and surrounded by mature planting — an ideal place to relax outdoors.

Llansteffan is often described as Wales' best-kept secret — a peaceful coastal village full of charm and character. Overlooked by its iconic 12th-century Norman castle, the village enjoys a friendly community spirit and local amenities including a community shop, pubs, galleries, restaurants and scenic coastal walks. For broader services and transport links, the county town of Carmarthen is just 8 miles away.



DIRECTIONS

From our Carmarthen office head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn right onto Morfa Ln/B4312. At the roundabout, take the 1st exit onto Picton Terrace/B4312. Continue to follow B4312. Turn left onto Llansteffan Rd/B4312. Continue to follow B4312 for around 7.5 miles. Turn left onto Church Rd and the property will be on your left-hand side. What3Words Reference; ///historic.excellent.tops

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

