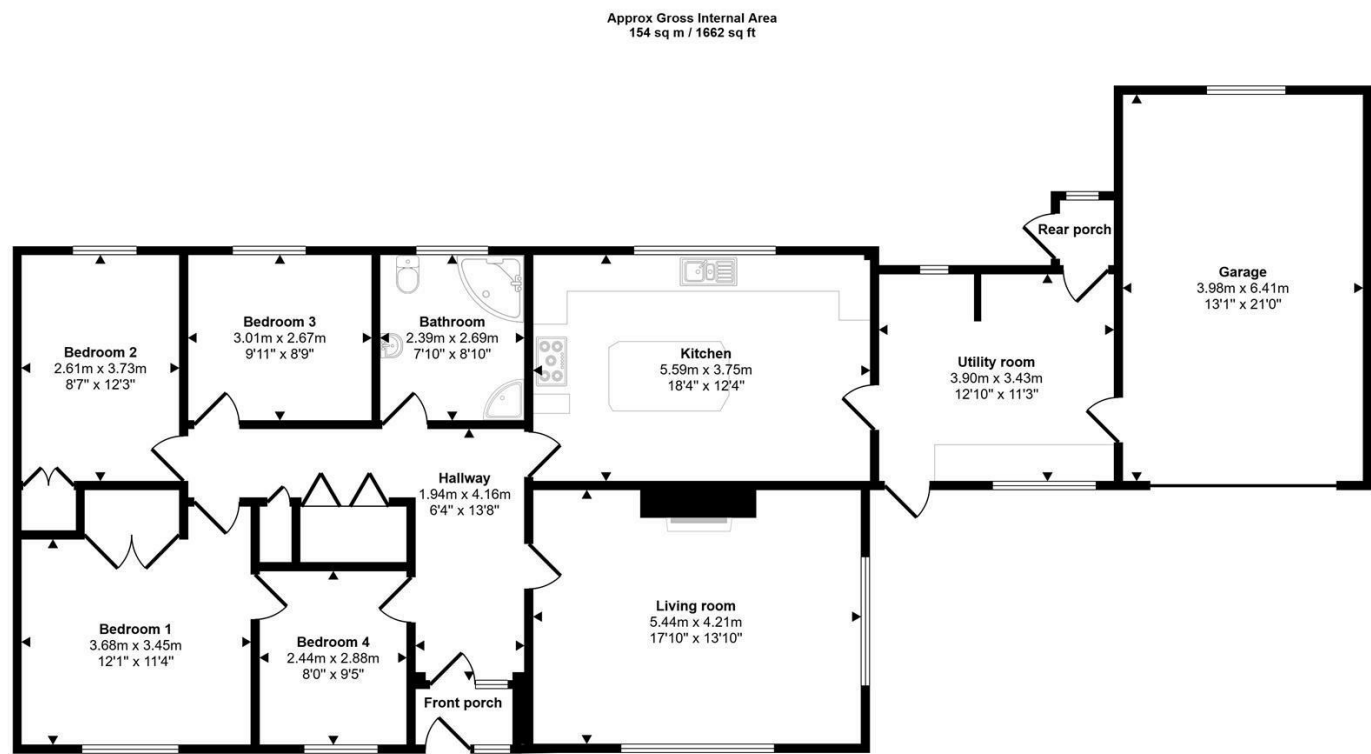




Floorplan

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: @ 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.

IRK/LSM/08/25 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

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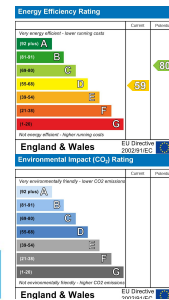


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The Agent that goes the Extra Mile

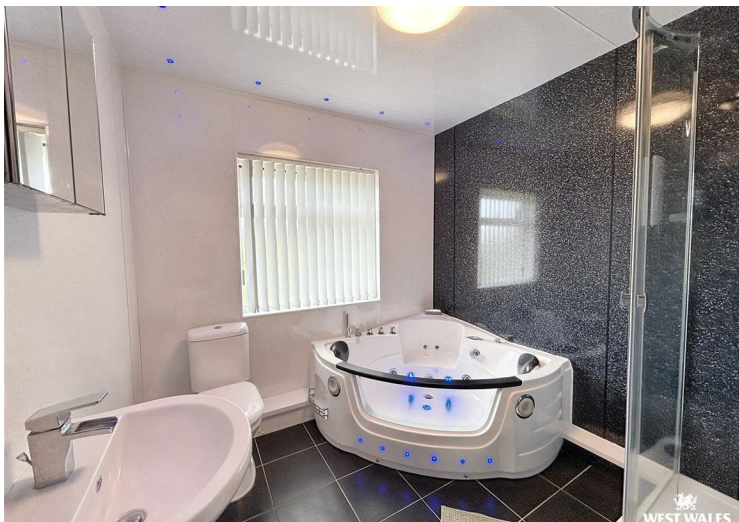
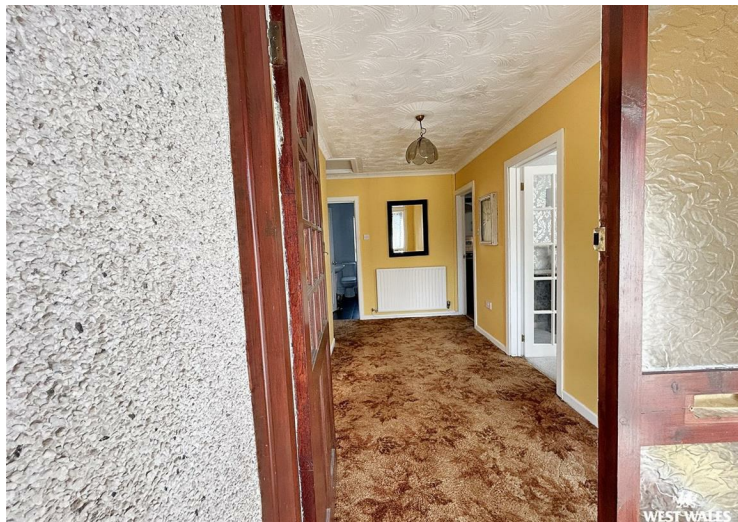


****NO CHAIN - FREEHOLD PROPERTY****

Located just five miles from Carmarthen, this beautifully maintained property enjoys a tranquil setting with far-reaching views across the surrounding countryside. Offering versatile accommodation, the home features three double bedrooms and a comfortable single bedroom, all served by a family bathroom.

The welcoming lounge, complete with a charming wood burner, provides a cosy retreat, while the modern kitchen—featuring a central island—is perfect for both everyday cooking and entertaining. A separate utility room adds practicality to this well-designed layout.

Additional benefits include oil-fired central heating, a single integral garage with a service pit, and a handy storage room beneath the main floor with direct access to the pit. Outside, there is ample off-road parking for up to six vehicles, making this property an excellent choice for families or anyone seeking extra space in a countryside location.



DIRECTIONS

From our office on Dark Gate continue onto Lammas Street. After about 0.3 miles, turn left onto Morfa Lane (B4312). Follow it to the roundabout and take the second exit onto the A4242. At the next roundabout, take the first exit onto the A40. When you reach the Pensarn Roundabout, take the third exit onto the A484. Keep on the A484 and take the third exit at the Halfords roundabout and then the second exit at the next roundabout. After about 1.5 miles, turn left onto the B4309 and continue for 2.4 miles until you reach Pontantwn.

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