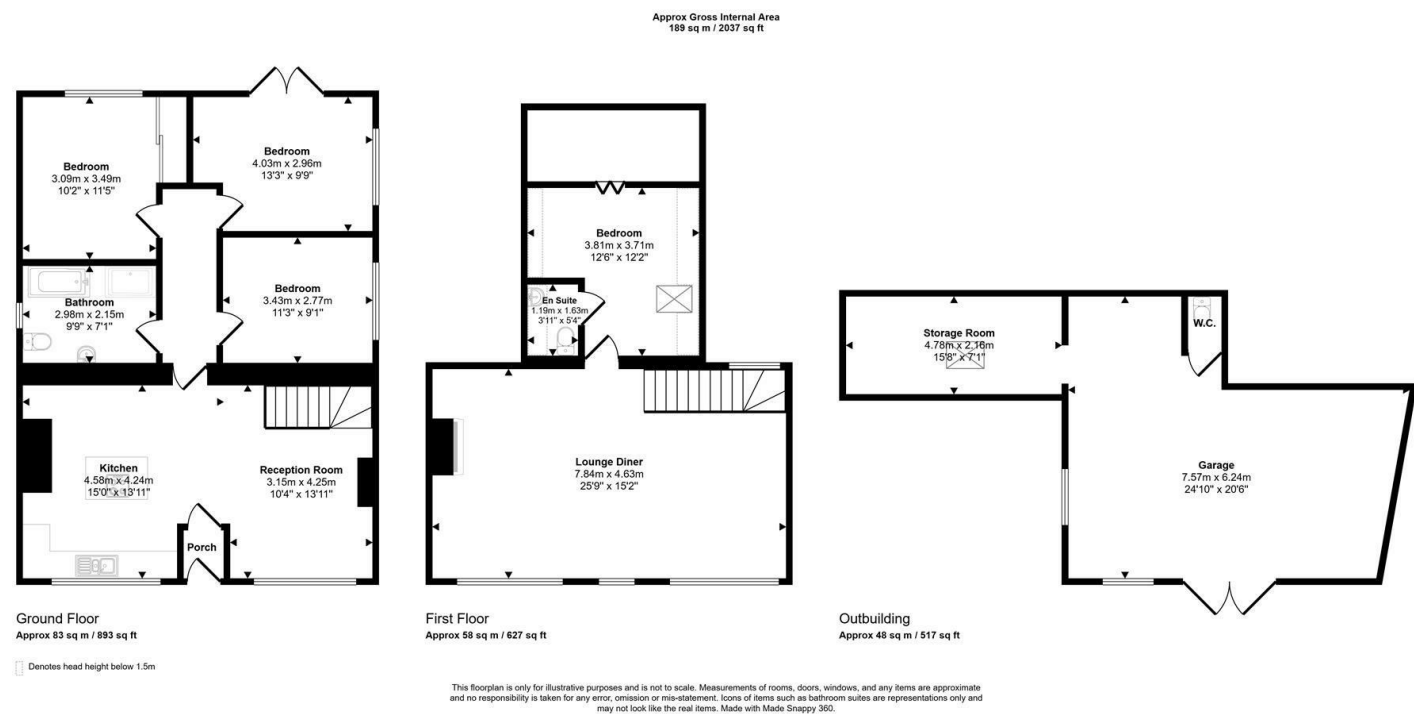




VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Private Drainage, Mains Electric, Mains Water

HEATING: Oil

TAX Band: A

We would respectfully ask you to call our office before you view this property internally or externally

IRK/LLE/07/25/OK REM

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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

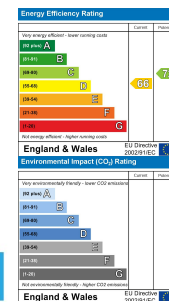


1 Heol Smyrna, Llangain, Carmarthen, Carmarthenshire, SA33 5BH

- DETACHED HOUSE
- PANORAMIC COUNTRYSIDE VIEWS
- DRIVEWAY PARKING
- WORKSHOP
- OIL CENTRAL HEATING
- FOUR DOUBLE BEDROOMS
- IDEAL FAMILY HOME
- LOW MAINTENANCE GARDEN
- 2.5 MILES TO CARMARTHEN
- EPC RATING: D

£318,000

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



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The Agent that goes the Extra Mile





Conveniently located just 2.5 miles from Carmarthen, this well-presented four-bedroom detached home offers a versatile and spacious living across two thoughtfully designed floors. Combining modern comfort with breath-taking panoramic rural views, it is ideally suited for families, professionals, or those seeking a home with excellent remote working potential. Viewing is highly recommended!

The ground floor welcomes you with an inviting entrance porch that leads into a stylish and modern kitchen/diner—perfect for both everyday family meals and entertaining guests. From here, you'll find a contemporary bathroom with roll top bath tub, and three double bedrooms. One of the bedrooms enjoys the added luxury of French patio doors that open directly onto the garden, bringing in natural light and providing seamless indoor-outdoor living.

Upstairs, the main lounge and dining room are perfectly positioned to take full advantage of the stunning, far-reaching views across the surrounding countryside, Carmarthen, and out towards the iconic Black Mountains. To the rear of the first floor, there is a flexible additional room currently used as a home gym. This space could also serve as a fourth bedroom, home office or creative studio, and includes the convenience of a separate toilet.

Externally, the property features off-street parking for up to three vehicles and a low-maintenance garden. Three distinct seating areas provide ideal spots for relaxing or entertaining, while a practical workshop located to the rear and side offers excellent storage or hobby space.

Located just five miles from Llansteffan's picturesque sandy beach, this property is ideal for lovers of coastal walks, stunning scenery, and historical charm. Llansteffan offers a friendly community with a well-stocked village shop, local galleries, pubs, restaurants, and the iconic Llansteffan Castle, which overlooks the village from its commanding position.



DIRECTIONS

From our Carmarthen Office travel down to Johnstown Square and bear left onto the 'Llansteffan Road' (B4312). Continue over the fly-over and turn first right into 'Alltynap Road' before 'Trinity Playing Fields' by 'Booker Cash and Carry'. Continue along 'Alltynap Road', past the entrance to the light industrial estate continuing up the hill and past the right hand turning for Llanllwch. Continue for a further quarter of a mile approx. Around the bend and turn next left into 'Heol Smyrna' for Llangain (signposted). Travel a short distance along this road and the property is the first on the right hand side. What3words: putts.dices.crop
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.