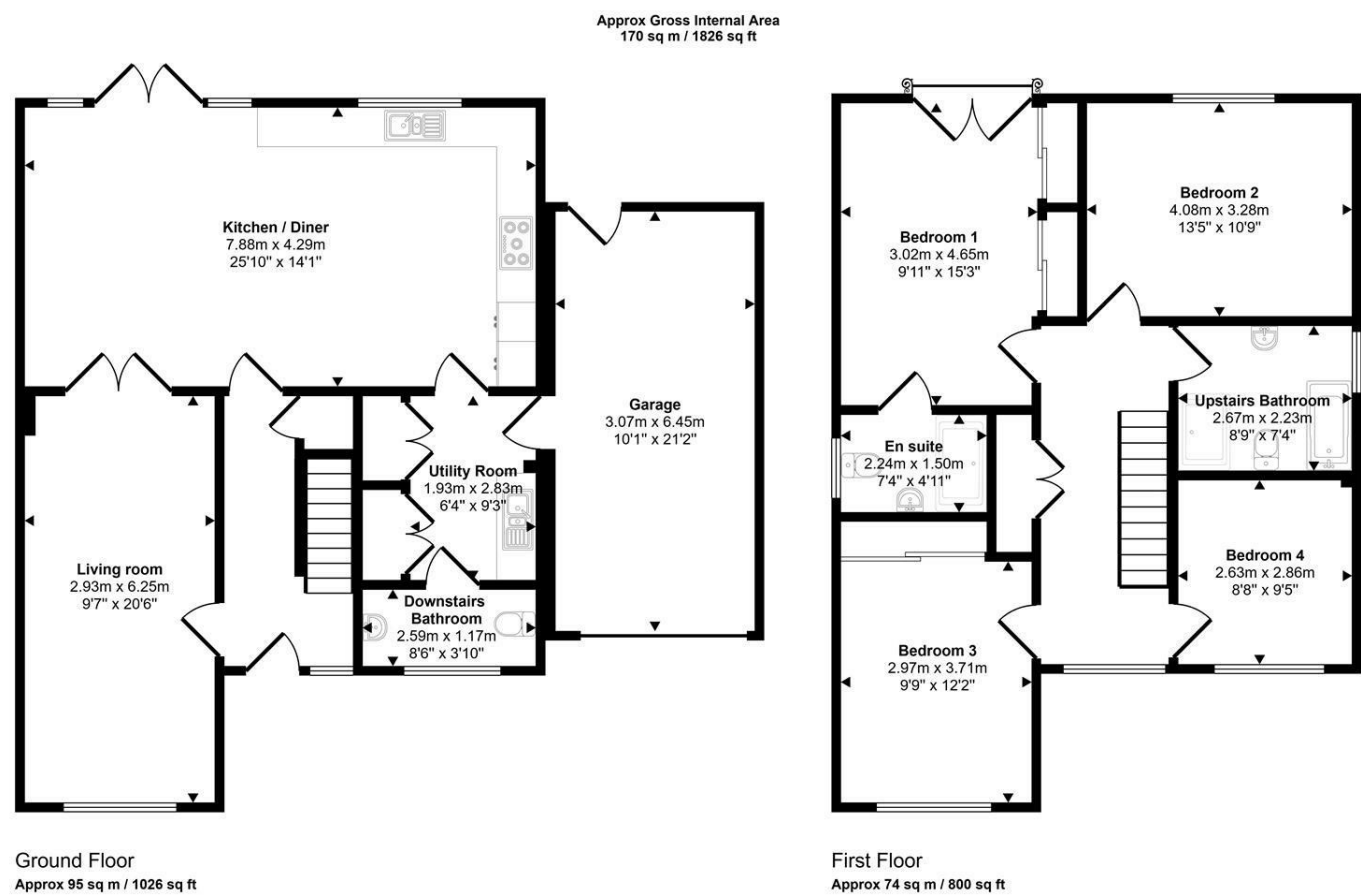




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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: @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/LMS/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

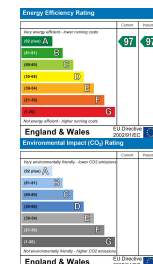
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



9 Lon Ty Cwm, Carmarthen, Carmarthenshire, SA31 3GA

- DETACHED HOUSE
- EN SUITE TO MASTER
- BEAUTIFULLY PRESENTED
- OFF ROAD PARKING AND GARAGE
- EPC - A
- FOUR DOUBLE BEDROOMS
- INCREDIBLE 7.84m x 4.28m KITCHEN/DINING ROOM
- BUILT IN 2023
- POPULAR LOCATION
- HEATING - GAS



Offers In The Region Of £400,000



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





An incredible opportunity to purchase a 170 sq m/1826 sq ft (approx.) beautifully presented home, offering modern living spaces with a high specification throughout in a desirable location,

The heart of the home is an incredible open-plan kitchen and dining area (7.84m x 4.28m), complete with integrated fridge freezer, dishwasher, and elegant finishes. There is a separate living room, a practical utility room, a cloakroom with WC, and an integral garage. Upstairs, you'll find four double bedrooms, including a master suite with en-suite facilities and walk-in wardrobe, as well as a stylish family bathroom.

Externally, the property features contemporary additions such as solar panels, an electric car charger, Juliet balcony to the master bedroom, and turfed front and rear gardens. Safety is prioritised with an integrated fire sprinkler system throughout. Thoughtful touches include dusk-to-dawn sensor lighting, an outside socket, and an external water tap.

The interior specification is equally impressive, with oak-panelled internal doors, energy-efficient lighting, USB charging points, loft ladder access, and designer kitchens fitted with downlighters. Bathrooms are finished with full-height showers for comfort, and all windows feature "easy-clean" hinges for convenience. Modern gas condensing boilers deliver up to 98% efficiency, reducing running costs and environmental impact.

This exclusive development of just nine detached homes, built in 2023, is located in Johnstown, only a five-minute drive from Carmarthen town centre. Built by Haywood Homes—renowned for over 25 years of delivering quality properties—these executive, energy-efficient family homes combine stylish contemporary design with exceptional build quality. Nestled in the heart of Carmarthenshire, the location offers stunning coastal scenery, rolling countryside, historic castles, and National Trust treasures, along with easy access to amenities.



DIRECTIONS
From our office in Carmarthen Dark Gate, head west onto Lammas Street, then turn right onto Morfa Lane/B4312. At the roundabout, take the first exit onto Picton Terrace/B4312 and continue for 1.1 miles. Turn left onto Lon ty Cwm; the destination is on the right. What three words: bowls.tripled.reminder
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.