





01267 236655 www.westwalesproperties.co.uk





VIEWING: By appointment only via the Agents.

Ground Floor

Approx 81 sq m / 870 sq ft

TENURE: Freehold

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

3.82m x 7.85m 12'6" x 25'9"

First Floor

Approx 80 sq m / 859 sq ft

Property has Mains Drainage, Mains Electric, Mains Water, Mains Gas

TAX: F

We would respectfully ask you to call our office before you view this property internally or externally IRK/LSM/10/25/JETH

CEBOOK & 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

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Henwaun Llangunnor Road, Carmarthen, Carmarthenshire, SA31 2PB

- DETACHED PROPERTY
- TWO RECEPTION ROOMS
- FOUR BATHROOMS
- CLOSE TO AMENITIES
- HEATING GAS

- OFF ROAD PARKING AND GARAGE
- FOUR BEDROOMS
- ENCLOSED GARDEN
- BEAUTIFULLY PRESENTED
- EPC TBC



£480,000

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The Agent that goes the Extra Mile

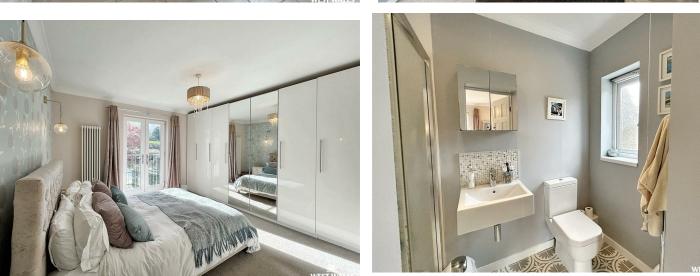
Page 4















This detached property is designed with family living in mind, offering four double bedrooms, including a principal bedroom with en-suite. Two reception rooms provide flexibility for entertaining, working from home, or creating relaxing family spaces, while the kitchen/diner forms a natural hub of the home. A downstairs cloakroom and a family bathroom complete the accommodation.

Outside, the property features off-road parking and a garage with a utility room, shower room, and attic storage. The enclosed rear garden offers both lawn and patio areas, along with an additional storage garage, creating a practical, secure and peaceful outdoor space. A front garden adds to the sense of space, and the property sits within easy reach of the town centre and the A48 as well as a local primary school, making it a convenient choice for families.

Set in an elevated position, the house boasts superb countryside views. To the front, a side road leads to this property's driveway and at each side of the house there is access to the enclosed garden at the rear.

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. The town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Cinema complex, restaurants, bars and a multi storey car park. The town is also served by direct trains from West Wales to London.







DIRECTIONS

Starting from our office in Dark Gate in Carmarthen (SA31 1PT), head west towards Mill Street and continue onto Lammas Street. After about 0.3 miles, turn left onto Morfa Lane (B4312). At the roundabout, take the first exit onto the A4242 and go straight through the next roundabout. Then, turn right onto the A484. At the following roundabout, take the first exit onto Heol Llangynnwr (A484), and at the next roundabout, take the third exit to stay on Heol Llangynnwr (B4300). Continue straight, and after about 0.2 miles your destination (SA31 2PB) will be on the right. What three words: sizing.clearcut.punch

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