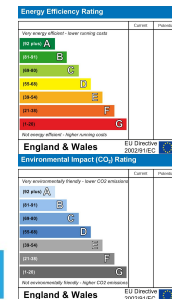


## Henwaun Llangunnor Road, Carmarthen, Carmarthenshire, SA31 2PB

- 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**

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



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*The Agent that goes the Extra Mile*





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](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.