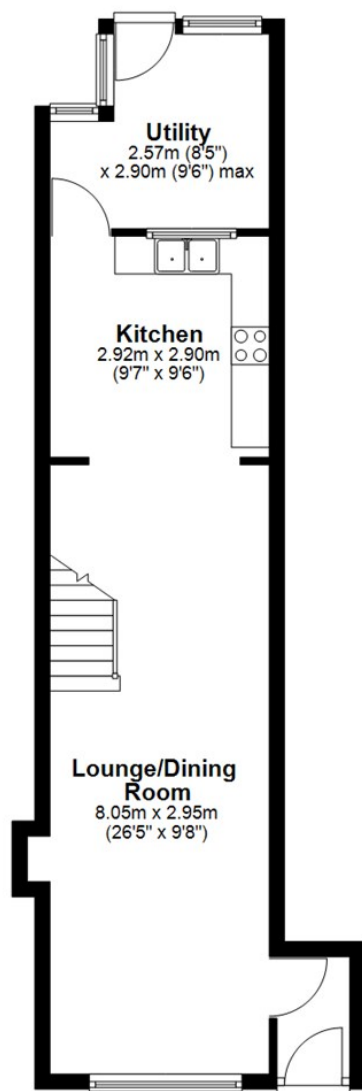
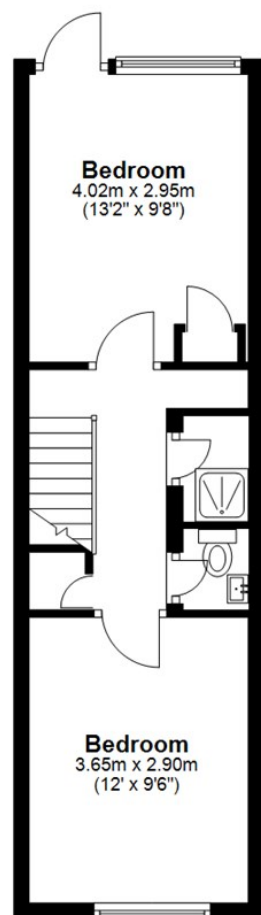


Ground Floor
Approx. 40.9 sq. metres (440.5 sq. feet)



First Floor
Approx. 31.6 sq. metres (340.1 sq. feet)



Total area: approx. 72.5 sq. metres (780.6 sq. feet)

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 B
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/CFP 09/25 OK EIL

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

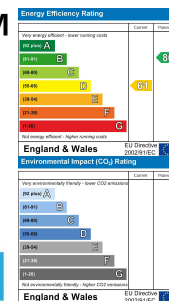


Cannon Cottage 6 Heol Tregwyr, Llansaint, Kidwelly, Carmarthenshire, SA17 5JF

- MID TERRACE HOUSE
- BEAUTIFULLY PRESENTED
- REAR GARDEN
- VILLAGE LOCATION
- HEATING - ELECTRIC
- TWO DOUBLE BEDROOMS
- 8M (26FT) APPROX LIVING/DINING ROOM
- BALCONY
- UTILITY
- EPC - D

£149,950

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The Agent that goes the Extra Mile





This beautifully presented mid-terrace home in the sought-after village of Llansaint offers a warm and inviting setting, carefully styled by the current vendors to create a home that is truly ready to move into.

On the ground floor, the property features a welcoming lounge and dining room which leads through to a well-designed kitchen and a useful utility area. The layout flows effortlessly, making it both practical and ideal for everyday living.

Upstairs, there are two double bedrooms. The rear bedroom enjoys the added benefit of a balcony, perfect for a morning coffee or evening unwind, while the front bedroom provides a comfortable retreat. The first floor also offers a separate shower room and toilet, adding to the home's convenience.

Outside, the rear garden has been thoughtfully arranged with patio seating areas, offering lovely spots for outdoor dining and relaxation throughout the day.

The following furniture will be included in the sale: Lounge: leather sofa, tv stand, and sideboard. Kitchen: fridge/freezer, cooker, microwave/grill, bar stools. Utility room: washing machine, white unit. Bedrooms: double beds, clothes rails.

Situated in the charming village of Llansaint, this home combines style, comfort, and convenience, making it an excellent choice for anyone seeking a property that is ready to enjoy straight away.



DIRECTIONS
From our office in Carmarthen, head onto the A484 towards Kidwelly and follow the road for around 10 miles, passing through Idole, Llandyfaelog and Ferryside. As you reach Llansaint, turn onto Heol Tregwyr where number 6 can be found.

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