

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 Snaggy 360.

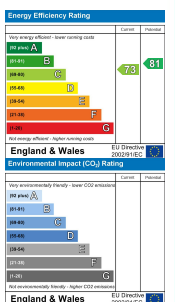


Hendre Hermon, Cynwyl Elfed, Carmarthen, Carmarthenshire, SA33 6SR

- DETACHED HOUSE
- TWO/THREE RECEPTION ROOMS
- GARAGE
- COUNTRYSIDE VIEWS
- HEATING - OIL
- FOUR/FIVE BEDROOMS
- OFF ROAD PARKING
- REAR GARDEN
- APPROX 10 MILES FROM CARMARTHEN
- EPC RATING - C

£440,000

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



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 D
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.
JETH/REM/10/23 DRAFT

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.

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The Agent that goes the Extra Mile





A fantastic opportunity to purchase a beautifully presented detached five bedroom property located in the village of Cynwyl Elfed with a good range of local amenities and is located approximately 10 miles from the market town of Carmarthen. This well-presented property benefits from driveway parking, an integral garage, and rear garden. It offers versatile, flexible living and can be set up to suit the needs of its new owners.

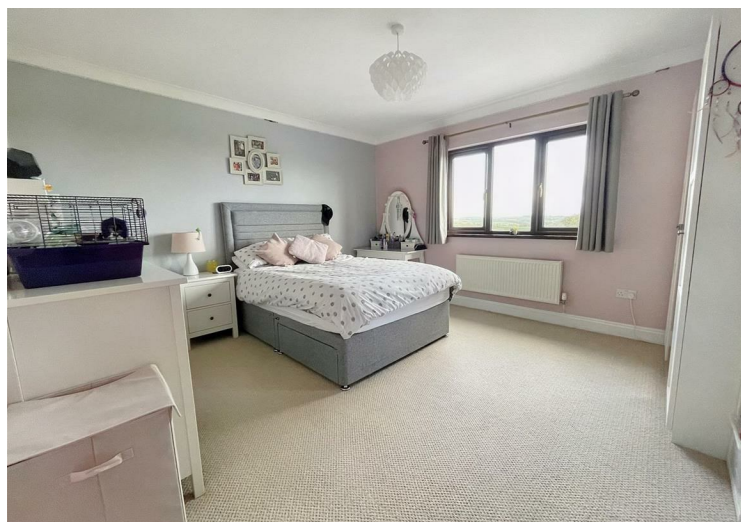
The property briefly comprises; entrance hall, living room with electric log burner, conservatory overlooking the beautiful garden, open plan kitchen / diner which benefits from LPG hob, utility room with access to the integral garage and a downstairs shower room. Upstairs the property comprises; four bedrooms with master benefiting from en suite and family bathroom with separate shower and bath.

Externally the property offers off road parking for multiple vehicles to the front. To the rear the property offers both lawned and patio area, offering a wonderful opportunity to create your own perfect spot to relax, place for the children or dog to play or have some beautiful flower beds.



This property would make a great family home and viewing is highly recommended to appreciate all it has to offer.

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, 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 Vue Cinema complex, restaurants, bars and a multi-storey car park.



DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn right onto Heol Dwr/Water St, Turn right at the 1st cross street onto St Catherine St, Continue onto Barn Rd, At the roundabout, take the 1st exit onto Francis Terrace, Continue onto Richmond Terrace, Richmond Terrace turns right and becomes Old Oak Ln, At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484, Continue to follow A484, At the roundabout, take the 1st exit onto Bronwydd Rd/A484, Continue straight onto Surgeon St, Continue onto B4333 for 0.5 miles, The property will be on your left. What3Words Reference: ///backswing.holiday.juggle

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