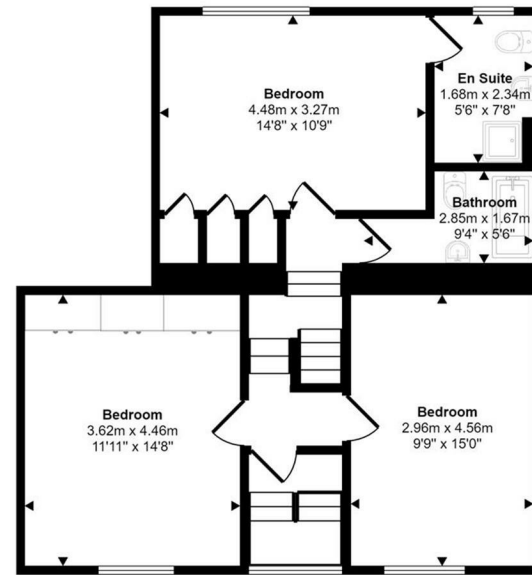


Ground Floor  
Approx 72 sq m / 776 sq ft

Denotes head height below 1.5m

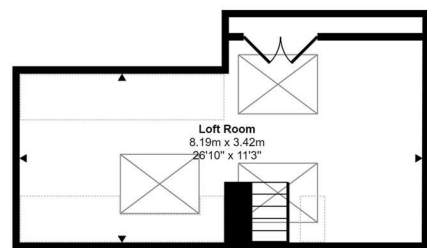
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 68 sq m / 732 sq ft

Denotes head height below 1.5m

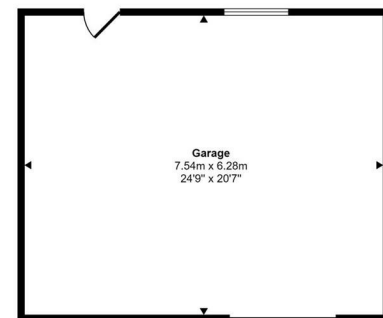
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Second Floor  
Approx 32 sq m / 350 sq ft

Denotes head height below 1.5m

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Garage  
Approx 47 sq m / 510 sq ft

Denotes head height below 1.5m

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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.



**Y Bwthyn Glanymor Llansteffan, Carmarthen, SA33 5LW**

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**£500,000**

**We Say...**

**\*\*\*SEA VIEWS\*\*\***

An incredible opportunity to purchase this amazing, three-bedroom detached property overlooking the shore of Llansteffan and just a short walk to the Castle. Viewing is highly recommended to fully appreciate the fantastic location of the house and all it has to offer.

The property, which is beautifully presented comprises; an entrance hall, a living room with a log burner perfect for cosy evenings after walks on Llansteffan Beach, and a dining room which the current vendors are utilising as a home office, both benefiting from bay windows which maximises the beachfront location and sea views. The hallway leads you to the kitchen/diner which has a door opening onto the rear garden. Off the kitchen are the utility room and downstairs shower room. Upstairs the property offers three double bedrooms with the master bedroom benefiting from an en-suite and the two front bedrooms have a sea view and there is also a family bathroom. A staircase then leads up to the attic room which has Velux windows and can be used as storage, or a quiet reading nook.

Externally the property benefits from off-road parking to the rear and a detached garage, and when combined with the wonderful rear garden this is a luxury in Llansteffan, especially with the location and views. The rear garden which has been beautifully cared for and is a combination of a lawned area, a patio area and decking, offers a wonderful place for relaxing, reading the newspaper with your morning coffee or giving the children or dog a space to play.

The current vendors have previously had planning permission granted (lapsed in 2023) which they still have all the drawings for. This allowed for a rear extension to expand the living space and would create an en-suite shower room for the front sitting room to be converted into a bedroom and for the garage to be demolished and to build a new garage and a sunroom, kitchenette and shower room for family overflow. Planning permission number W/40002.

**Location**

Often described as Wales' best-kept secret, the idyllic village of Llansteffan is one never to be overlooked. Its vibrant community spirit, colourful characters and untouched qualities are just a few of the many reasons to consider this beautiful area. Llansteffan castle built by the Normans in the 12th century stands prominently above the village and adds even more local interest. The village benefits from a vibrant community shop, galleries, pubs and restaurants and fantastic walks and views. For anything you can't get in the village, the County town of Carmarthen is only 8 miles away and has everything you could require for modern-day living

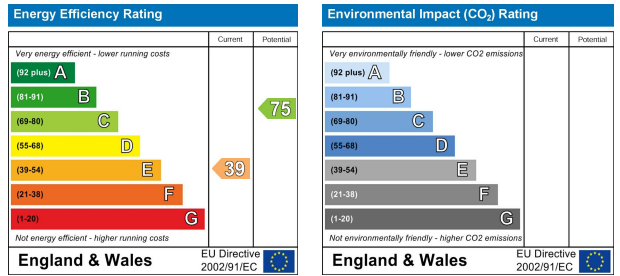


**DIRECTIONS**

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 Morfa Ln/B4312, At the roundabout, take the 1st exit onto Picton Terrace/B4312, Continue to follow B4312, Turn left onto Llansteffan Rd/B4312, Continue to follow B4312, Turn left onto Water Ln, Slight right onto The Green. The property will be on your right hand side.  
 What3Words Reference; ///hushed.employers.clogging

**GENERAL INFORMATION**

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 F  
 FACEBOOK & TWITTER  
 Be sure to follow us on Twitter: @ WWPProps  
<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/REM/03/24 OK REM



**AERIAL VIEW**

