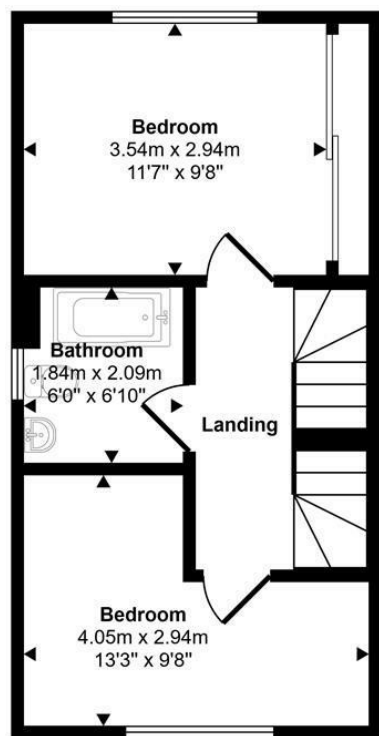


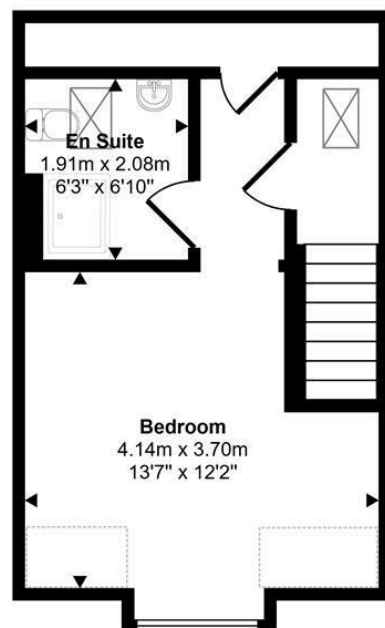
Approx Gross Internal Area  
95 sq m / 1021 sq ft



Ground Floor  
Approx 34 sq m / 362 sq ft



First Floor  
Approx 33 sq m / 360 sq ft



Second Floor  
Approx 28 sq m / 300 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.

#### 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.

CFP/REM/03/25OK REM

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](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

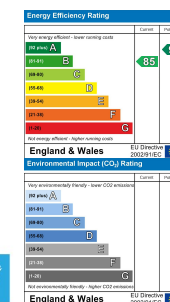


## 28 Ffordd Y Felen, Carway, Carmarthenshire, SA17 4BB

- SEMI-DETACHED PROPERTY
- TOWNHOUSE
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- HEATING - GAS
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED
- NUMEROUS UPGRADES
- FAMILY BATHROOM AND EN SUITE
- EPC - B

**£225,000**

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



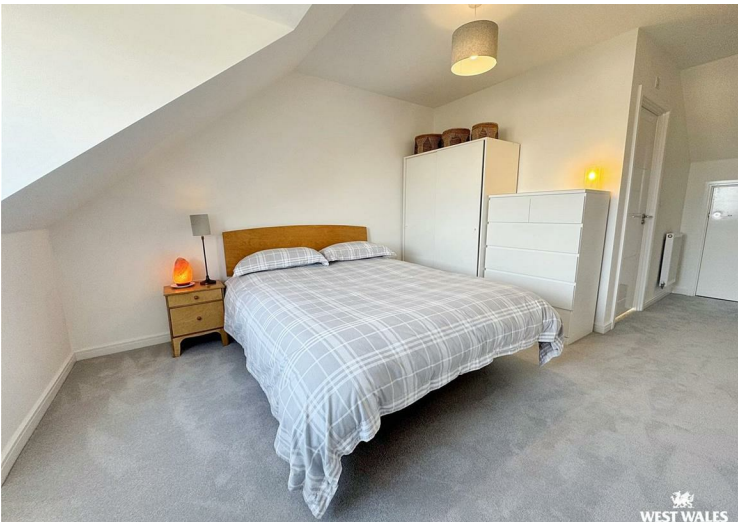
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**The Agent that goes the Extra Mile**







For Sale – Stylish Three-Bedroom Semi-Detached Home in Ffos Las, Carway

An excellent opportunity to purchase this beautifully presented three-bedroom semi-detached home, situated in the desirable location of Ffos Las, Carway. Offering modern living across three floors, this property is perfect for families, first-time buyers, or investors alike.

Upon purchase, the current owner invested approximately £20,000 in premium upgrades from Dandara, enhancing the home with an upgraded kitchen featuring stunning Quartz stone worktops, upgraded carpets, and LVT flooring throughout.

The ground floor welcomes you with a bright and inviting living room, leading through to the contemporary kitchen, which offers ample space for dining and high-quality finishes. A convenient utility room and WC complete this level.

On the first floor, there are two bedrooms, one with built-in wardrobes, and a modern family bathroom.

The second floor boasts a generously sized main bedroom, complete with an en-suite shower room, creating a private and luxurious space.

Externally, the property benefits from a well-designed rear garden, featuring a patio and lawn area, ideal for outdoor entertaining. A garden shed is also located to the side for additional storage.

Situated in the sought-after area of Carway, the property is within close proximity to local amenities, schools, and the Ffos Las Racecourse. Carmarthen and Llanelli are just a short drive away, offering a range of shopping, leisure, and transport options.

Early viewing is highly recommended to fully appreciate the quality and features of this exceptional home.



**DIRECTIONS**  
From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Llamas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 3rd exit onto A484, At the roundabout, take the 3rd exit and stay on A484, At the roundabout, take the 2nd exit and stay on A484, Turn left onto B4309, Continue onto B4309, Turn right onto B4317, At the roundabout, continue straight onto Heol Waunhir, Turn left onto Ffordd Y Felen, The property will be on your right. What3Words Reference; See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.