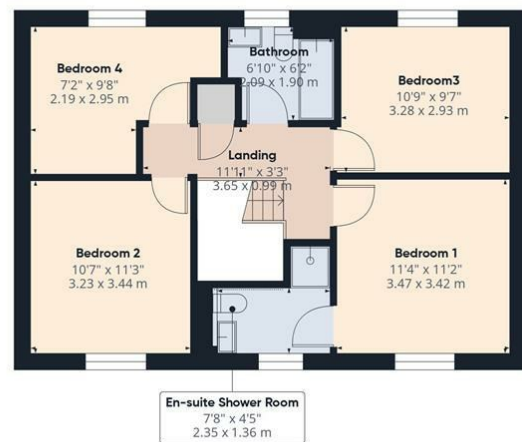
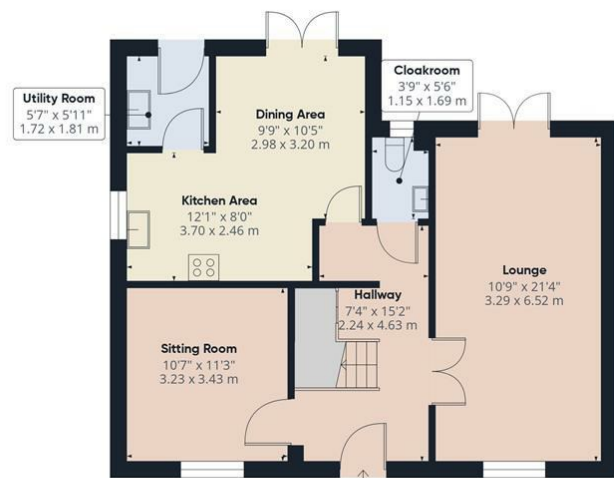




Approximate total area⁽¹⁾
1310 ft²
121.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'E'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on AKF/SC/0625/OK

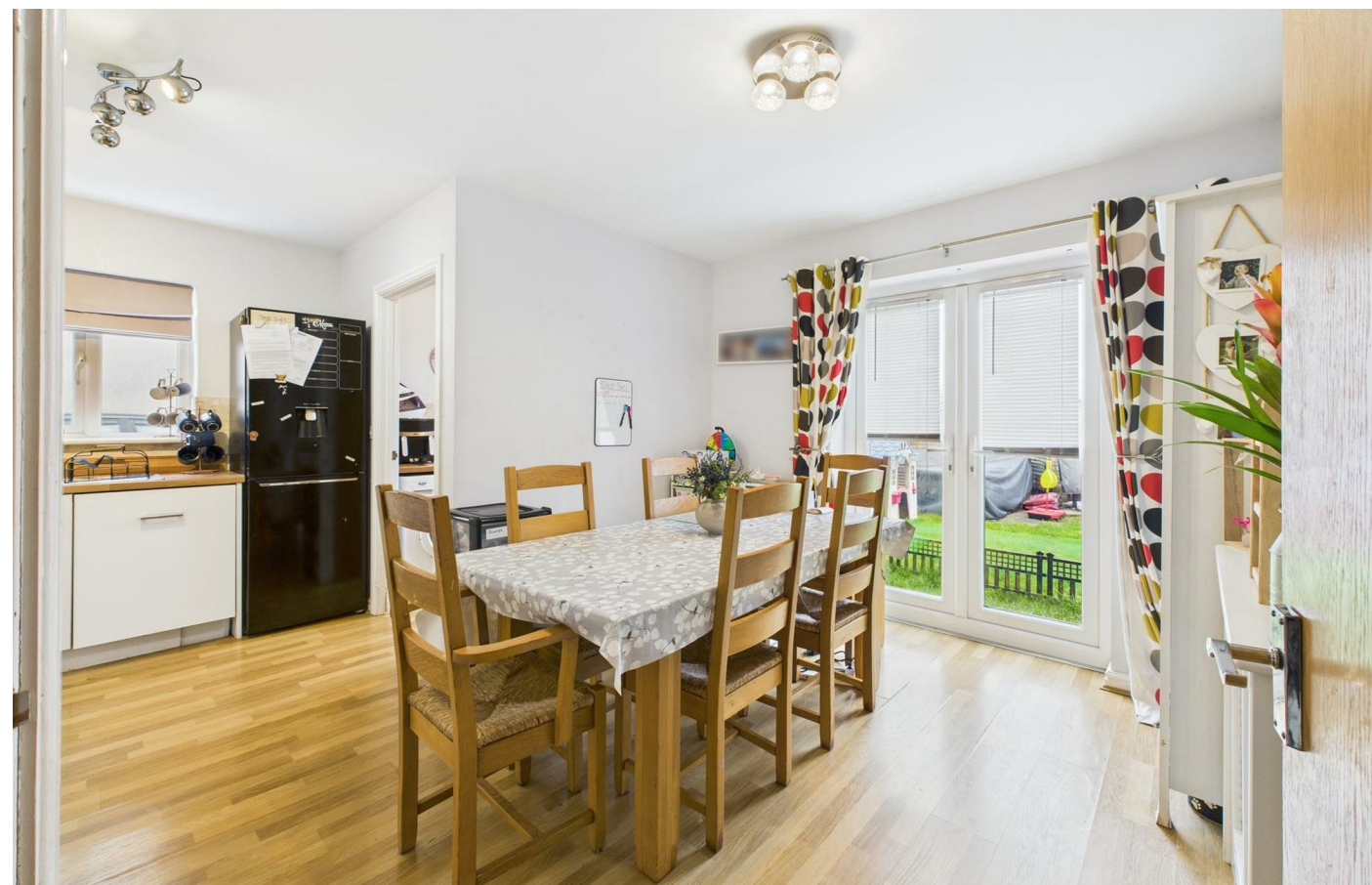
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655

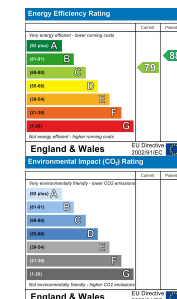


7 Heol Waunhir, Ffos Las, Carway, Carmarthenshire, SA17 4GL

- Detached, Traditional Property
- Four Bedrooms
- Ideal Family Home
- Prominent Views Over Ffos Las Race-course From Rear Elevation
- EPC RATING C. COUNCIL TAX BAND E.
- Two Reception Rooms
- Cloakroom, Bathroom and En-suite Shower Room
- Village Location
- Driveway & Garage

£260,000

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

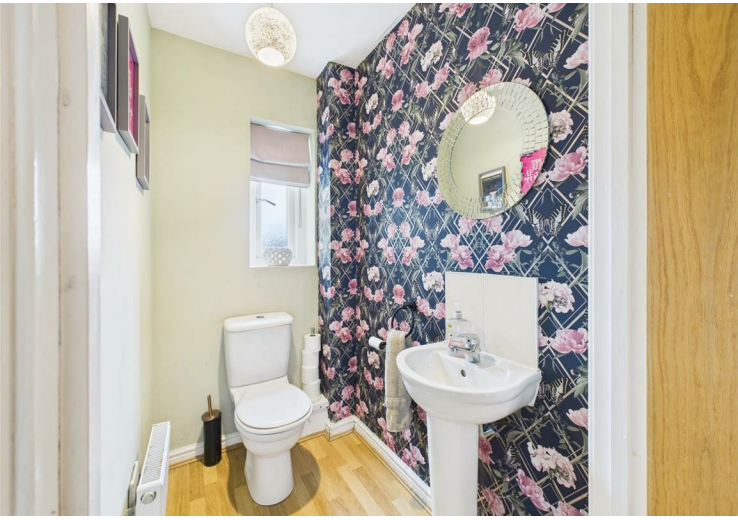


22 Murray Street, Llanelli, Dyfed, SA15 1DZ

EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile





Situated in the popular residential estate of Ffos Las which offers views over the Ffos Las Race-course from the rear elevation, we have for sale this detached, double-fronted property and ready to view! A good example of a family home that offers two reception rooms, downstairs cloakroom, driveway, garage and a rear garden enough for all the family to enjoy so call us today on 01554 759655 to arrange a viewing. EPC RATING C. COUNCIL TAX BAND E.

Accommodation comprises : Hallway, cloakroom, sitting room, lounge, kitchen/dining room, utility room, landing, bathroom and four bedrooms with the master having a en-suite shower room. Externally an open-aspect low-maintenance frontage with driveway to the side leading to the garage. Secure gated access to the side leading into the rear garden which is mainly laid to lawn with a small patio area.

Situated in Ffos Las just off the cusp of Carway in the second development. Carway is conveniently situated approximately seven miles to Llanelli, Twelve miles to Carmarthen and eighteen miles to Swansea so is ideal for commuting. Carway has been developed in recent years much thanks to the prestigious Ffos-Las race course. There are public transport links between the major towns and for children there is a local primary school.



..AGENTS VIEWING NOTES

HALLWAY

CLOAKROOM

LOUNGE

SITTING ROOM

KITCHEN/DINER

UTILITY ROOM

LANDING

FAMILY BATHROOM

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4



DIRECTIONS

At our office turn right at Station Road traffic lights, follow the road keeping in the left-hand lane. At the next set of traffic lights carry straight on taking the first turning on your right signposted "New Road". Continue on this road and at the mini-roundabout take the first turning off, follow the road going straight through the next set of traffic lights and carry on travelling along the road going through the little hamlet of "Pen Y Mynydd" making your way into "Trimsaran". At the mini roundabout take the second turning off signposted "Carway/Ffos Las" and follow the road until you get to a bigger roundabout and village signposted "Carway". At this roundabout take the second turning off and follow the road going past the "Ffos Las Racecourse" on your right. Take the second turning off on your left for "Heol Waunhir". Take the first left and the property is just on your left, number 7. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.