

Floorplan

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.

View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances.

Tenure: We are advised FREEHOLD

Tax: Band D

Oil Fired central heating

Private Drainage

MPO/MPO/OK/06/24

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.

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

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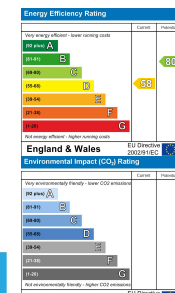


Lleifor Llangynin, St Clears, Carmarthenshire, SA33 4JT

- Semi Detached Bungalow
- Front & Rear Garden
- Rural Views
- Pleasant Location
- Oil Fired Central Heating
- Three Bedrooms
- Ample Parking
- Deceptively Spacious Accommodation
- Well Presented
- EPC Rating: D

Price Guide £290,000

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The Agent that goes the Extra Mile





Lleifor is an extremely well presented bedroom bungalow with spectacular panoramic countryside views and deceptively spacious accommodation, this three bedroom semi detached bungalow is one not to be missed and early viewing is highly recommended. The accommodation briefly comprises: Entrance porch, entrance hallway, lounge, dining area, kitchen/diner, utility area, three bedrooms, bathroom and shower room.

Externally: The garden to the front is mainly laid to lawn and there is driveway parking for approximately four cars. There is a low maintenance garden to the rear that takes full advantage of the countryside views.

The property is situated on the edge of Llangynin and a short drive to the town of St Clears providing most amenities and necessities with easy access to the A40 and a short drive to local blue flag beaches. The property has been tastefully decorated to a high standard with stylish fixtures and fittings throughout.

The small market town of St. Clears is situated approximately 10 miles to the west of the county and administrative centre of Carmarthen. There are a variety of local shops including two prize-winning traditional butchers and two craft centres. The High Street is well served by numerous shops, pubs post office etc with a Welsh medium primary school and the picturesque parish Church also within the confines of the town. The local leisure centre is an excellent facility housing many of the towns clubs and associations.



Entrance Porch

Bedroom

Entrance Hallway

Bathroom

Lounge

Shower Room

Dining Area

Kitchen/Diner

Utility Area

Inner Hallway

Bedroom

Bedroom



DIRECTIONS

Leaving the town of St Clears take the road signposted for Llangynin. Proceed along this road for approximately 2 1/2 miles until reaching the property on the right hand side.

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