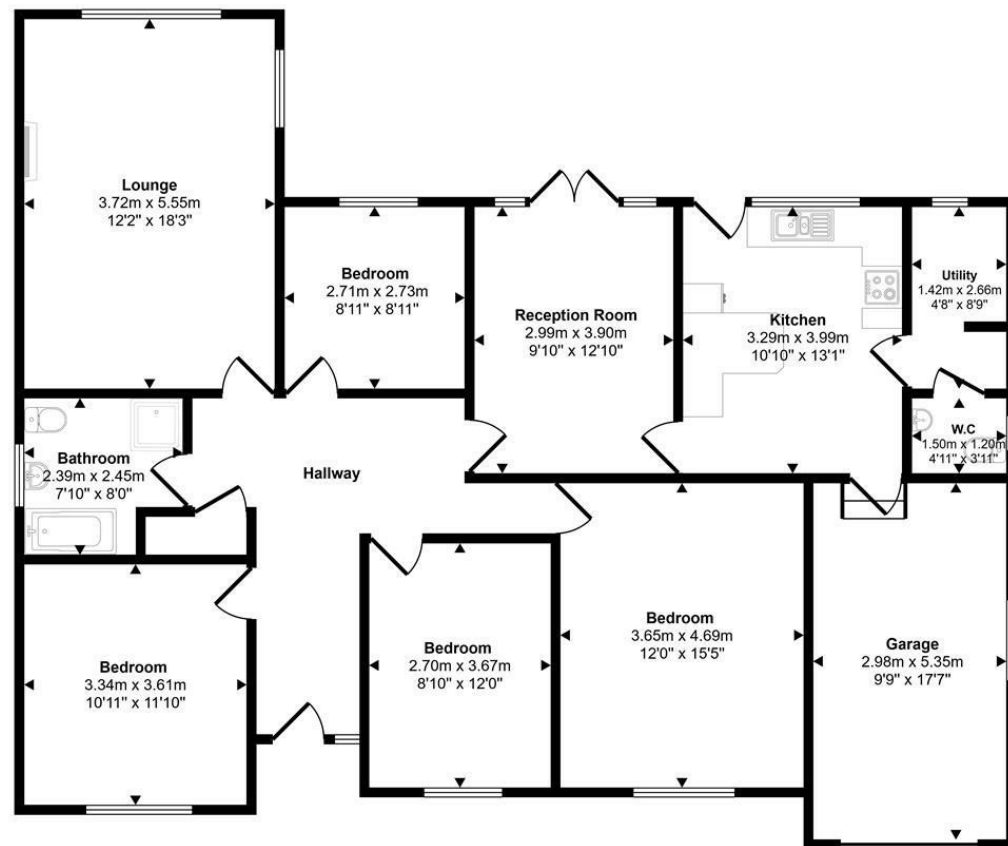
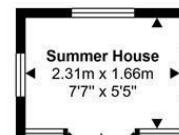


Approx Gross Internal Area
146 sq m / 1569 sq ft



Floorplan
Approx 142 sq m / 1528 sq ft

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.



Outbuilding
Approx 4 sq m / 41 sq ft

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Private Drainage, Mains Electric, Mains Water, Mains Gas

HEATING: Gas

TAX Band: E

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

KAB/JP/OKT/05/26

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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

TELEPHONE: 01267 236655

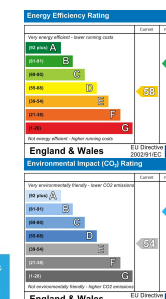
01267 236655
www.westwalesproperties.co.uk



7 Awel Tywi, Llangunnor, Carmarthen, Carmarthenshire, SA31 2NL

- DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- PLEASANT LOCATION
- VIEWING RECOMMENDED
- HEATING-GAS
- FOUR BEDROOMS
- PARKING AND GARAGE
- FRONT+REAR GARDEN
- NO FORWARD CHAIN
- E.P.C RATING-TBC

Offers In The Region Of £300,000



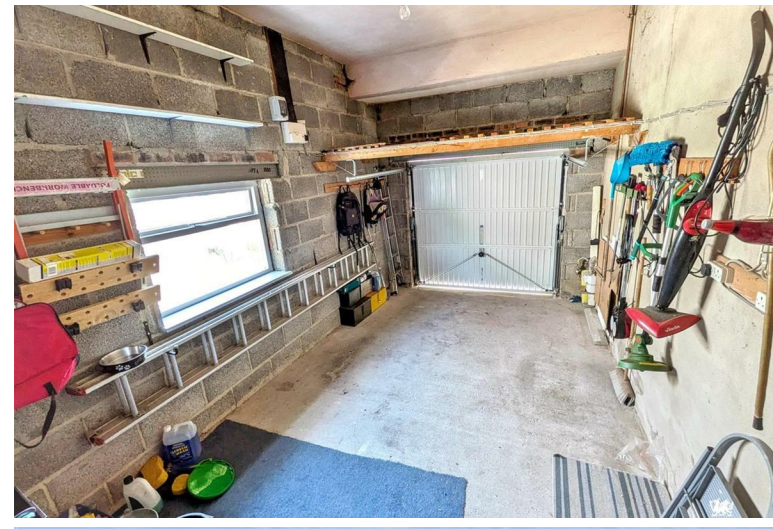
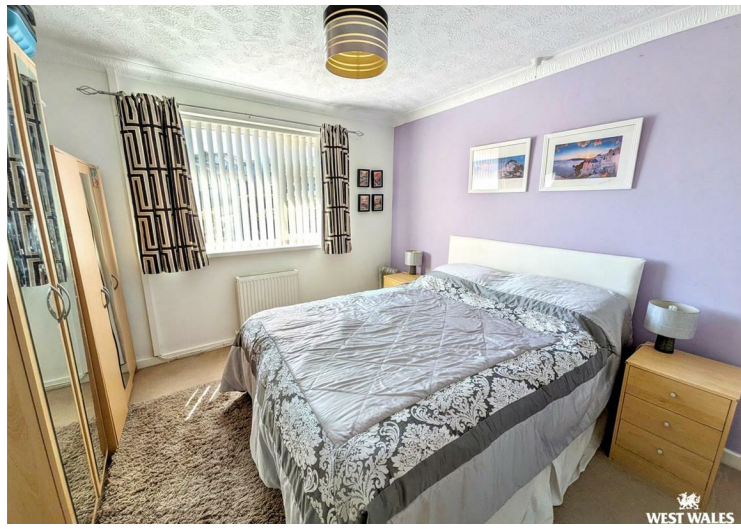
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



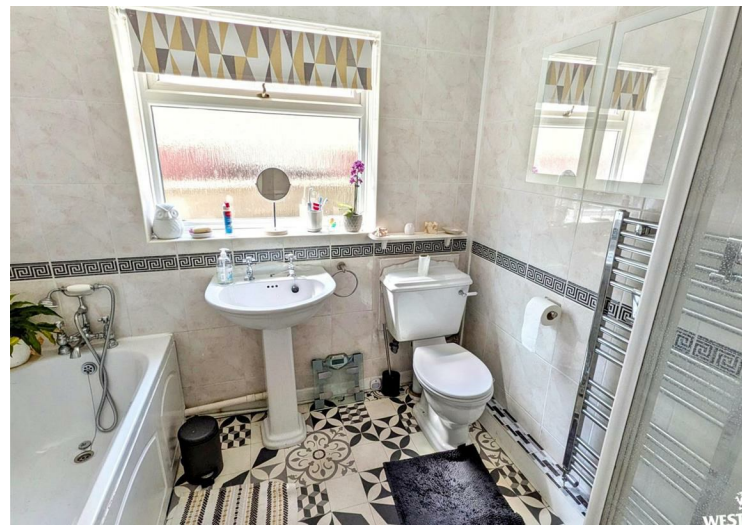
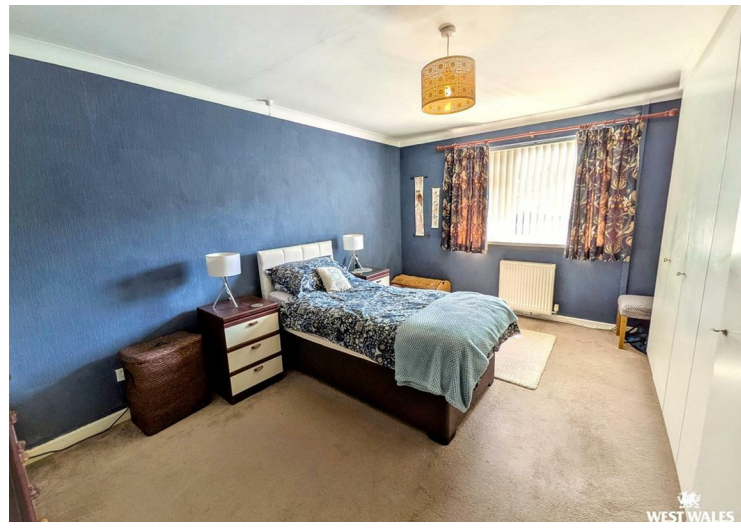
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The Agent that goes the Extra Mile



EARLY VIEWING RECOMMENDED..... The opportunity has arisen to acquire this delightful four bedroom detached bungalow in the sought-after location of Llangunor and within easy access to the County town of Carmarthen providing everyday amenities and necessities. The accommodation is well presented and briefly comprises; Entrance hallway, lounge, kitchen/breakfast room, utility room, dining room, cloakroom, four bedrooms and bathroom. Externally: Well maintained front and rear gardens, integral garage and driveway parking.



DIRECTIONS

Directions: From our Carmarthen office, turn left at the end of Lamas St, take the first exit at the roundabout, 2nd exit at the next roundabout. At the traffic lights take the right hand lane and continue over the bridge. Take the 1st exit off the next roundabout and the 3rd exit off the next roundabout. Take the first right and at the top of the hill at the T-Junction turn right. Take the first left sign posted Awel Tywi then take the second left in to Awel Tywi. The property is on the left hand side with a bright red garage door.

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