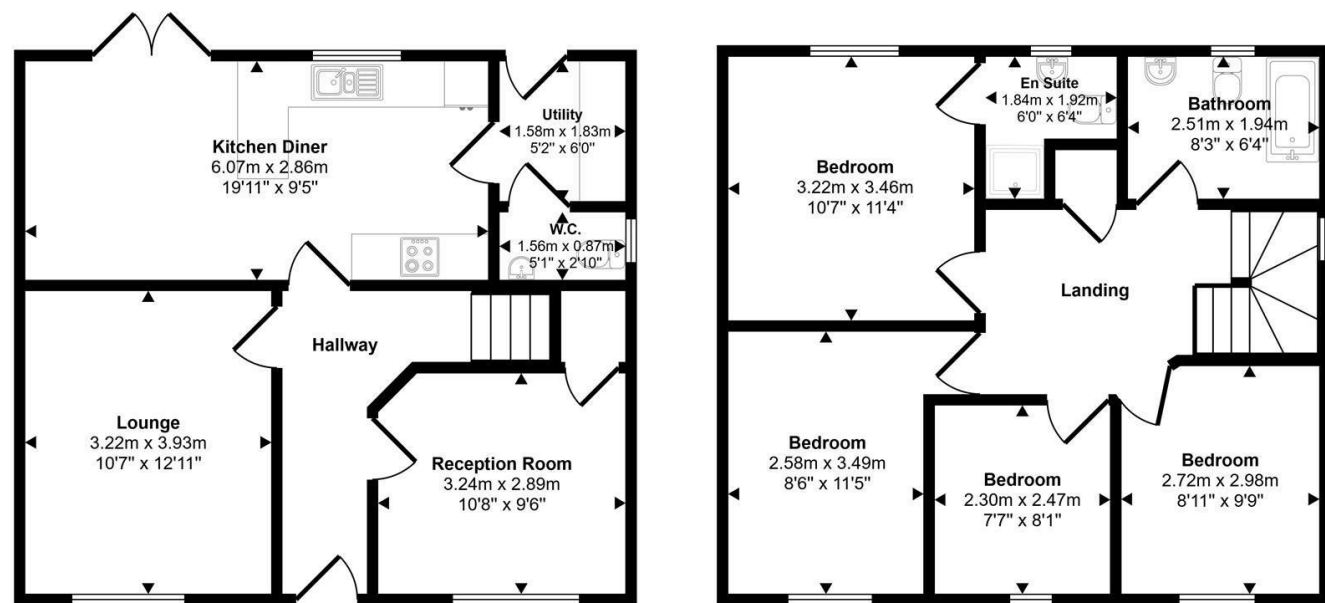


Approx Gross Internal Area
111 sq m / 1190 sq ft



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.

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 E

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/CFP/10/24 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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

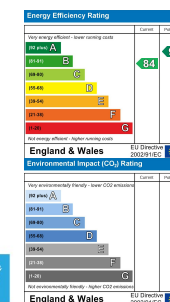


82 Heol Y Plas, Carway, Kidwelly, SA17 4JG

- DETACHED HOUSE
- EN-SUITE TO MASTER
- OPEN-PLAN KITCHEN/DINER
- OFF-ROAD PARKING AND GARAGE
- HEATING - GAS
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- BEAUTIFULLY PRESENTED
- GARDEN
- EPC - B

£275,000

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

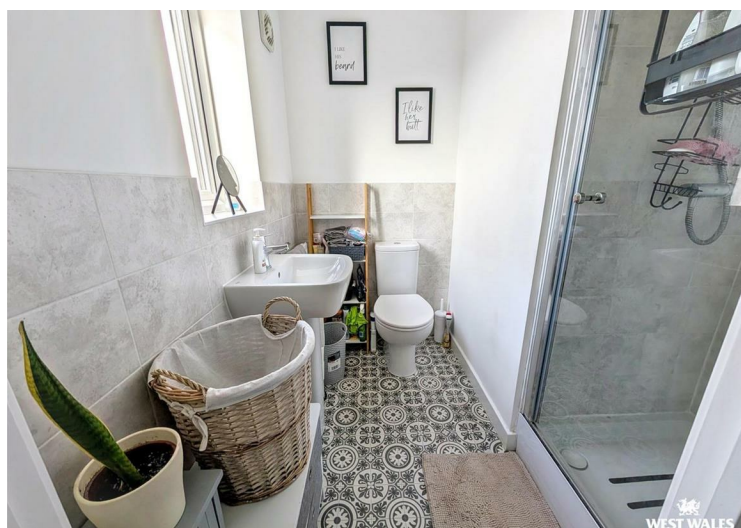
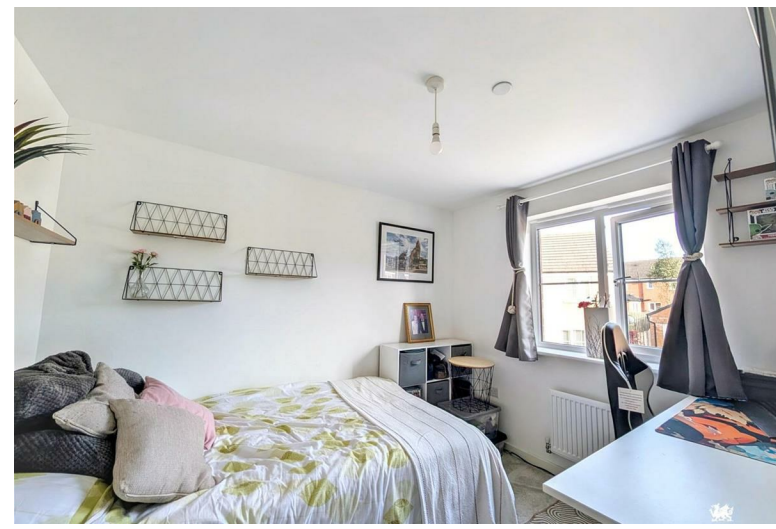


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The Agent that goes the Extra Mile





Situated in the highly sought-after area of Heol Y Plas, just a short distance from Ffos Las Racecourse, this four-bedroom detached home offers a wonderful blend of comfort, style, and flexibility. The property features a driveway with off-road parking in front of the garage, plus a separate additional parking space to the side of the home.

Upon entering, the welcoming hallway sets the tone for this exceptional home. The layout has been thoughtfully designed to provide versatile living spaces that adapt to your family's needs.

The bright lounge provides a tranquil space to relax, filled with natural light. A second reception room is currently used as a home office, offering a functional area that could also serve as a dining room, playroom, or additional living space.

The kitchen and dining area form the heart of the home, with modern fittings, generous storage, and plenty of work surface for everyday life or entertaining. The adjoining utility room provides convenient laundry facilities and extra storage; there is also a downstairs W/C.

Upstairs, the four bedrooms include a principal suite and three further rooms. One of the upstairs bedrooms is currently used as a dressing room, providing a stylish and practical addition. The family bathroom complements the living spaces with contemporary fittings.

Outside, the private garden offers a charming mix of patio and lawn, the perfect spot to enjoy views across open land and further countryside beyond. The garden offers an excellent opportunity to put your own stamp on it and create an inviting outdoor retreat.

This home combines the peace of a desirable neighbourhood with the practicality of versatile living spaces, ample parking, and beautiful outdoor areas. It truly needs to be seen to be appreciated.



DIRECTIONS
From our office on Dark Gate in Carmarthen, head west on Dark Gate onto Lammas Street, then turn left onto Morfa Lane/B4312. At the roundabout, take the second exit onto A4242, then the first exit onto A40. At Pensarn Roundabout, take the third exit onto A484 and continue through two more roundabouts staying on A484. Turn left onto B4309 and continue for 2 miles. Turn right onto B4317 toward Carway, then left onto Morfa Lane/B4312. At the roundabout, continue straight onto Heol Waunhir, turn left at the next roundabout, then left onto Heol Y Plas. The

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