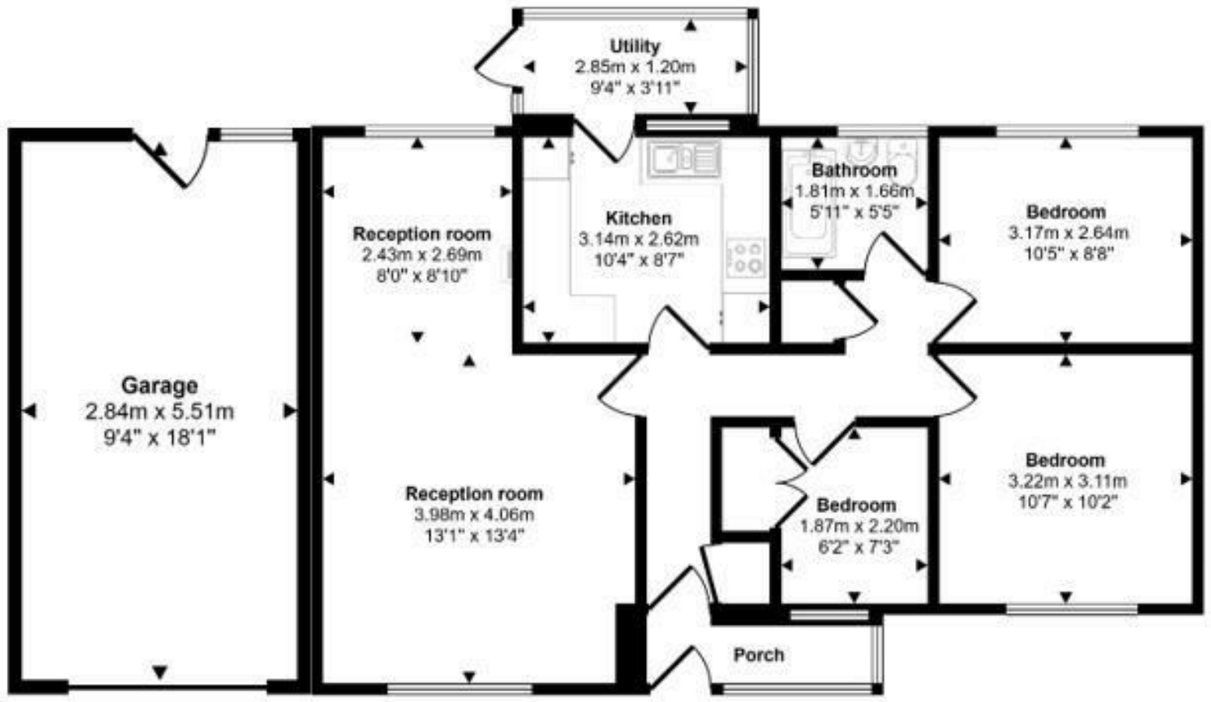


Floorplan

Approx 76 sq m / 823 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 Leasehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: C
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/JTP/09/26 DRAFT

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

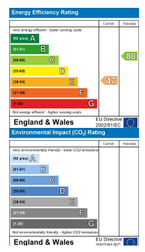
01267 236655
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2 Pen Y Banc Bungalows Llansaint, Kidwelly, SA17 5JW

- DETACHED BUNGALOW
- OFF ROAD PARKING
- LOW MAINTENANCE GARDEN
- VILLAGE LOCATION
- HEATING-OIL
- THREE BEDROOMS
- GARAGE
- UTILITY ROOM
- WELL PRESNENTED THROUGHOUT
- EPC-E

£275,000



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The Agent that goes the Extra Mile













Situated between the village the peaceful village of Llansaint and the town of Kidwelly, this detached bungalow delivers effortless, single-story living just 15 minutes from Carmarthen and a mere 6 minutes from the sandy shores at Ferryside.

Beautifully maintained throughout, the property strikes the ultimate balance of comfort and convenience.Step inside to discover an open-plan living and dining room filled with natural light, complemented by three bedrooms and a family bathroom.

Everyday living is made seamless with the inclusion of a dedicated utility room.

Step outside to find off-road parking, a private garage, and a low-maintenance garden engineered for maximum relaxation and minimal effort.















DIRECTIONS

From our offices on Dark Gate continue onto Lammas Street. Turn left onto Morfa Lane/B4312, then at the roundabout take the second exit onto the A4242. At the next roundabout, take the first exit onto the A40, then at Pensarn Roundabout take the third exit onto the A484. Continue along the A484, taking the third exit at the next roundabout and then the second exit at the following roundabout, remaining on the A484. After approximately 4.9 miles, turn right, then turn left and continue for around 1.6 miles. Turn left onto Port Way, followed shortly by a right turn onto Heol Llansaint. The destination will be on your left.
What3words:///precluded.opponent.glove

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