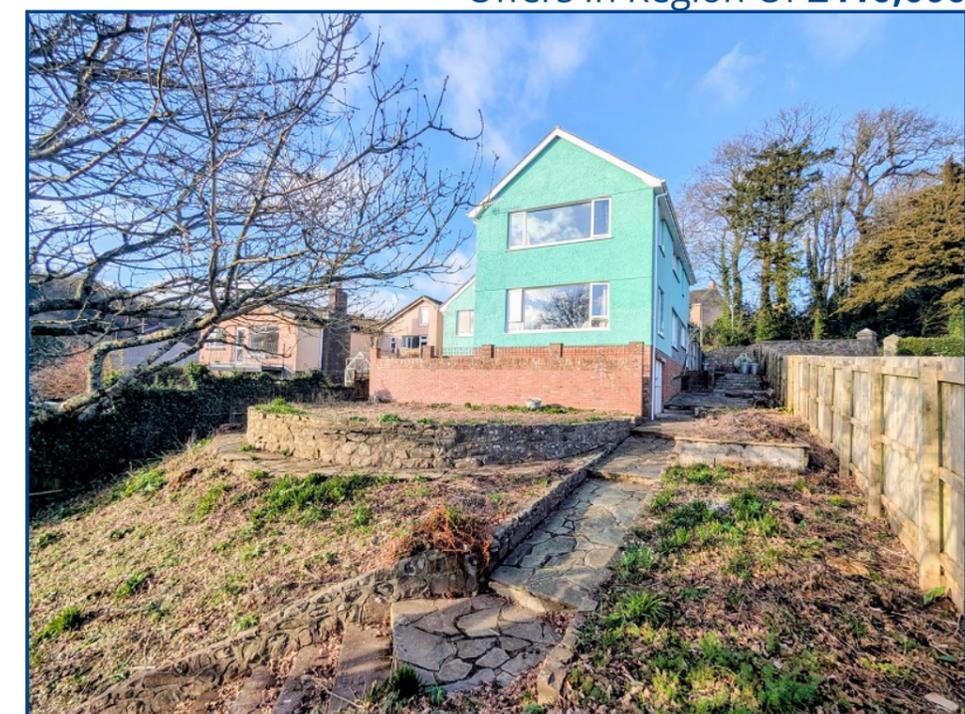
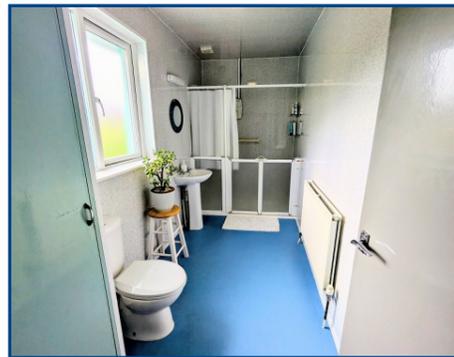
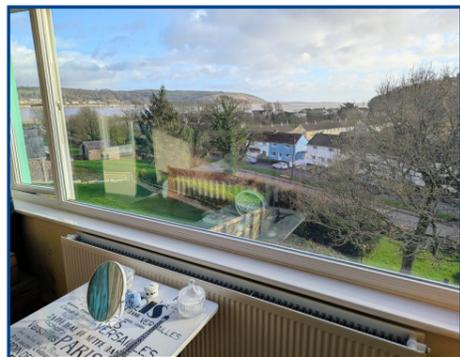




**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**Llansteffan  
Carmarthen  
Carmarthenshire.**

Offers In Region Of **£410,000**



- Large Detached 3 Bedroom Family Home
- Popular Coastal Village Location Close To Beach
- Stunning Views Enjoyed Towards The Estuary & Gower Peninsula
- Spacious Accommodation Ideal For Families
- Entrance Hall, WC, 3 Reception Rooms, Kitchen
- First Floor - 3 Bedrooms & Family Shower Room
- Sea Views Enjoyed From Most Rooms
- Car Parking Drive & Integral Garage
- Rear Gardens & Sun Terrace Having Super Views

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

**Important notice**  
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**Professional Services**  
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

**General Description**

Nicely positioned detached 3 bedroom family home located within the popular coastal village of Llansteffan boasting stunning sweeping views from the rear overlooking the Tywi Estuary, along with distant views of the Gower Peninsula. The property offers spacious accommodation ideal for large families including large living room with stunning estuary views. Outside there is a driveway leading to integral garage, with tiered rear garden taking advantage of the super views on offer.

**EPC Rating: F31**

## Llansteffan, Carmarthen, Carmarthenshire.

### Property Description

**\*\* VIEWING HIGHLY RECOMMENDED AT AN EARLY DATE \*\*** - A superb opportunity of acquiring a large family home located in a popular coastal village boasting super views towards the estuary and the Gower Peninsula. Only a short walk to the beach having a tiered garden to the rear, enjoying the sun in the afternoon and evening taking advantage of the stunning views and watch the sunsets.

The property would ideally be suited for large families offering spacious well proportioned accommodation requiring some modernisation works providing hallway, attractive living room enjoying super views, dining room, kitchen and study. First floor provides three bedrooms and family bathroom including large Master bedroom with large window commanding stunning views towards the estuary and the Gower Peninsula of viewing is essential to fully appreciate.

Outside there is a car parking driveway for 2/3 cars leading to garage, tiered gardens to rear including sun terrace to relax and enjoy the wonderful views on offer. Side patio garden leading down to useful basement room with potential for workshop, garden store etc.

Llansteffan is often described as Wales' best-kept secret - a peaceful coastal village full of charm and character. Overlooked by its iconic 12th century Norman castle, the village enjoys a friendly community spirit and local amenities including a community shop, pubs, galleries, restaurants and scenic coastal walks. The county town of Carmarthen is only 8 miles away offering a good range of amenities and facilities including schooling, modern shopping centre, rail station and the M4 connection.

### Entrance Porch (4' 06" x 4' 05") or (1.37m x 1.35m)

Double glazed front entrance door with side panels, door to:

### Entrance Lobby (5' 08" x 4' 00" ) or (1.73m x 1.22m)

Doors to:

### Cloakroom (6' 02" x 5' 03" ) or (1.88m x 1.60m)

Modern suite comprising Vanity unit with wash basin, WC, fitted store cupboard housing the gas central heating boiler.

### Entrance Hall

Stairs to first floor, radiator, built in cloaks cupboard, door to outside sun terrace/patio.

### Study (13' 06" x 7' 10" ) or (4.11m x 2.39m)

Two double cupboards, window to front, radiator.

### Living Room (18' 06" x 14' 08") or (5.64m x 4.47m)

Most spacious light and airy family room to relax and enjoy the wonderful estuary views on offer, tiled open fireplace, 3 radiators, triple aspect windows allowing good natural light to flow through, bi fold doors to:

### Dining Room (9' 08" x 9' 05" ) or (2.95m x 2.87m)

Large picture window with views, radiator, door to:

### Kitchen/Breakfast Room (13' 02" x 9' 05") or (4.01m x 2.87m)

Modern range of base and wall cupboards with sink unit, electric hob with hood over, pull out waste cupboard, fridge space, radiator, built in larder cupboard, window to side with nice views, door to side entrance lobby with exterior door and plumbing for washing machine.

### First Floor Landing

Spacious galleried landing with window to side, doors to:

### Master Bedroom (18' 07" x 14' 08") or (5.66m x 4.47m)

Most spacious light and airy room with large window to rear taking advantage of the superb views on offer along the Tywi estuary and distant views of the Gower Peninsula, timber flooring, range of fitted wardrobes, wash basin, radiator.

### Bedroom 2 (12' 10" x 9' 06") or (3.91m x 2.90m)

Window to side with lovely views, wash basin, radiator, fitted wardrobes.

### Bedroom 3 (13' 02" x 12' 05" ) or (4.01m x 3.78m)

Spacious room with timber flooring, fitted wardrobes, wash basin, radiator, double aspect windows.

### Shower Room (13' 01" x 5' 06" ) or (3.99m x 1.68m)

Walk in shower cubicle, wash basin and WC, built in store cupboard, radiator.

### Integral Garage (16' 05" x 8' 01" ) or (5.00m x 2.46m)

Built in store cupboard, inspection pit, power connected.

### Outside

The property is set on a generous sized plot with gated vehicle entrance leading into driveway for 2/3 cars and garage. Wide side pathway/patio leading down to rear tiered garden in need of landscaping works, being an ideal place to sit out, relax and enjoy the superb views on offer as well as watching the sun sets. Separate sun terrace again ideal for relaxation and a glass of wine. Useful basement room 18'9 x 14'1 with pVCU entrance door and side panel being ideal as workshop, workroom/gym, garden store or general storage purposes with power and light connected.

### Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Ultrafast broadband is available in the vicinity. Please contact your network provider for further information.

### Services

Mains electricity, mains water, mains drainage, lpg central heating.

### Tenure

Freehold

### Council Tax

G

### Directions

From Carmarthen proceed out to Johnstown and continue along for some 7 miles until arriving at Llansteffan. On entering the village the property can be found on the left hand side.

