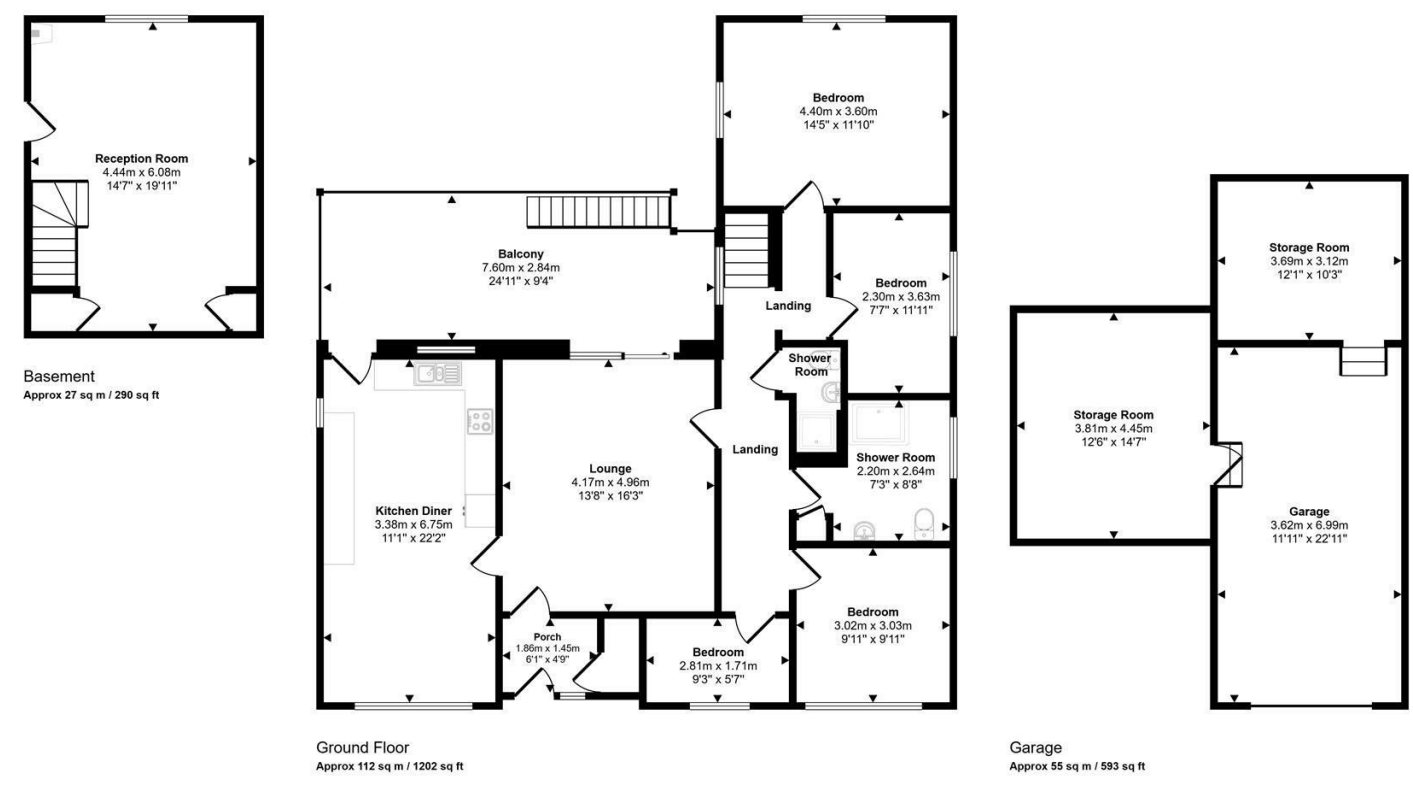


Approx Gross Internal Area  
194 sq m / 2086 sq ft



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.

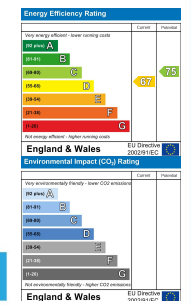


**11 Llest Y Bryn, Carmarthen, Carmarthenshire, SA31 1GZ**

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- REAR GARDEN
- CLOSE TO TOWN
- HEATING - GAS
- FOUR BEDROOMS
- KITCHEN/DINING
- DRIVEWAY PARKING AND GARAGE
- WELL PRESENTED
- EPC - D

**£325,000**

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

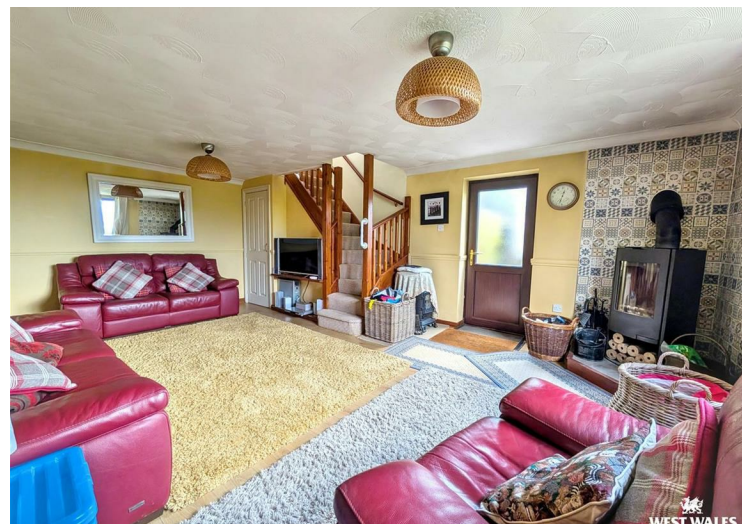
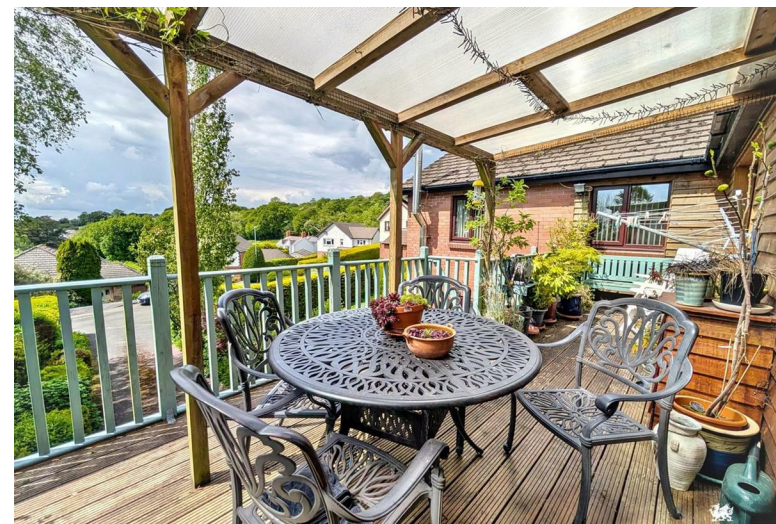


GENERAL INFORMATION  
VIEWING: STRICTLY BY APPOINTMENT ONLY via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band E  
FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
https://www.facebook.com/westwalesproperties/  
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/CFP 05/26 OK REM

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



Situated in a sought-after area on the edge of Carmarthen town centre, this well-presented split-level family home offers versatile accommodation with a layout perfectly suited to modern family living. Enjoying both front and rear access, the property benefits from off-road parking to both the front and rear, together with a garage and attractive garden areas.

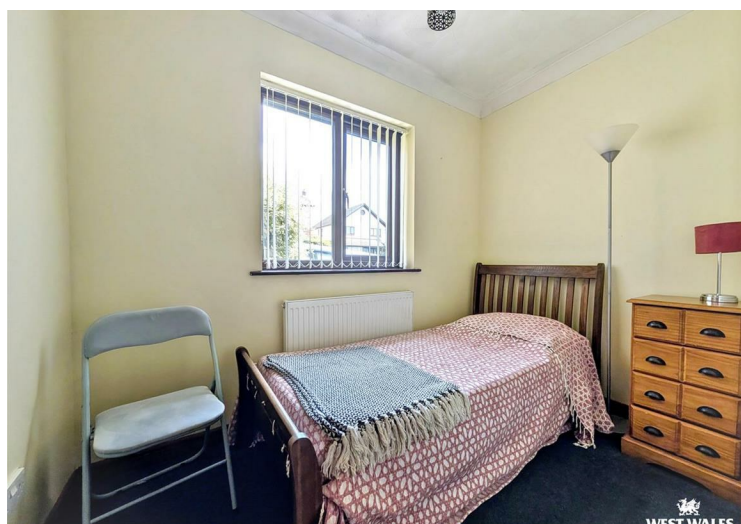
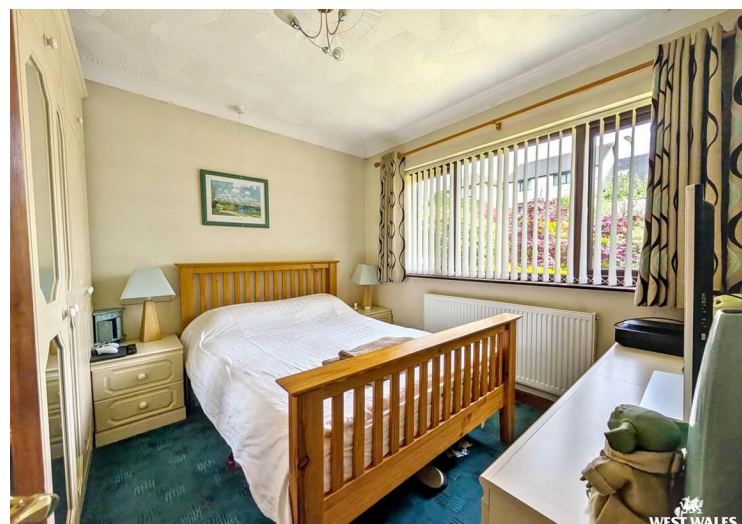
The main living accommodation is arranged across the upper level and includes four bedrooms, two bathrooms, and an open-plan kitchen and dining area with direct access onto the rear balcony. The lounge is a welcoming space with French doors opening onto the balcony, creating an ideal spot to enjoy views across the town and overlooking the rear garden.

The kitchen and dining area is fitted with a range of units and integrated appliances, complemented by tiled flooring and a breakfast bar, making it a practical and sociable heart of the home. A useful loft area with Velux windows, power, and carpeting provides additional flexibility for storage or hobbies.

The bedrooms are well arranged, with the principal bedroom enjoying dual aspect windows, while the remaining rooms offer flexibility for family life, guest accommodation, or home working. Two shower rooms serve the property, both presented in good order.

On the lower level, the additional living room with woodburner offers excellent versatility and could suit a range of uses, including a family room, home office, studio, or potential annexe-style accommodation, subject to the necessary consents.

Externally, the property continues to impress with gardens to the rear, driveway parking, pedestrian side access, and a garage with additional storage rooms which could be utilised as workshops. The rear balcony provides an attractive outlook over the garden and town beyond, while the surrounding outdoor areas offer an ideal setting for families and entertaining alike.



### DIRECTIONS

From our office in Carmarthen, turn right into Water Street. At the traffic lights, turn right onto St Catherine's Street. Continue along to the mini roundabout and take the first exit left, passing Parc Myrddin council office and take the first left into Long Acre Road. Continue up the hill onto Capel Iwan Road and then take the next left into Llest y Bryn. Continue around and bear right, the property is located on the left-hand side (front entrance to the property).

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.