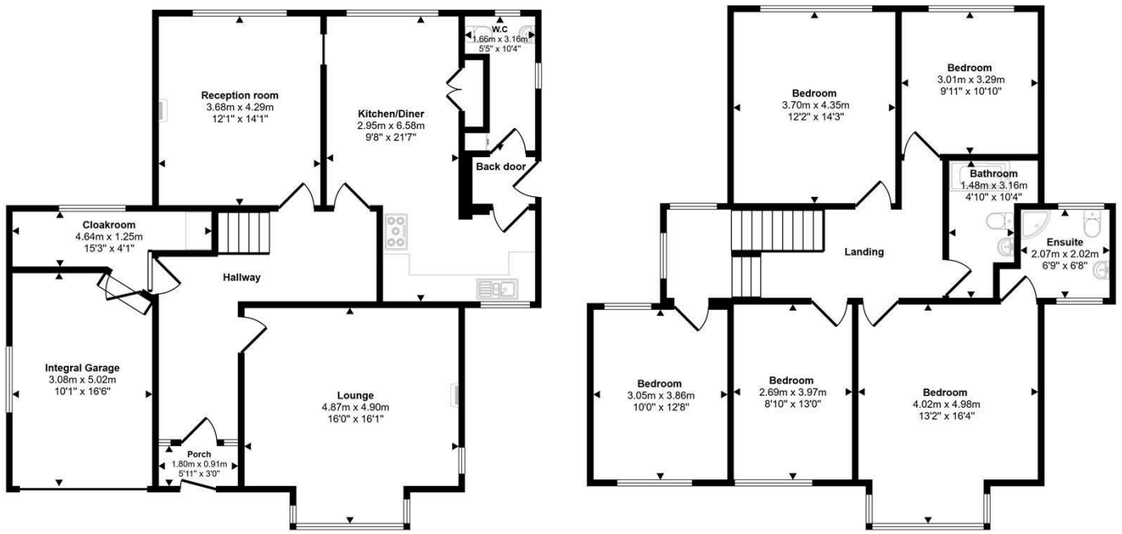
Approx Gross Internal Area
204 sq m / 2196 sq ft



Ground Floor
Approx 109 sq m / 1173 sq ft

First Floor
Approx 95 sq m / 1023 sq ft

Denotes head height below 1.5m

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.

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.

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EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

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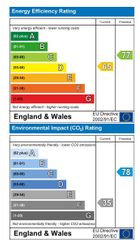
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Y Glyn Llangunnor Road, Carmarthen, Carmarthenshire, SA31 2PA

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- INTEGRAL GARAGE
- REAR GARDEN
- HEATING-GAS
- FIVE BEDROOMS
- ENSUITE
- OFF ROAD PARKING
- CLOSE TO LOCAL AMMENITIES
- EPC-D

£425,000



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We Say...

Y Glyn is a detached family home arranged over two floors, offering five bedrooms, two reception rooms, an ensuite, an integral garage and off road parking, all within easy reach of local amenities.

Inside, the entrance porch opens into a welcoming hallway with a staircase rising to the first floor. The lounge is a bright, sociable space with a bay window, a feature fireplace with inset stove and countryside views beyond. A second reception room with its own fireplace and a rear outlook provides flexibility as a dining room, snug or study. The kitchen/diner is fitted with navy units, tiled splashbacks and traditional quarry tiled flooring, with integrated space for appliances and room for a family dining table. A rear door, cloakroom, W.C. and integral garage complete the ground floor.

Upstairs, a landing leads to five bedrooms, including a principal bedroom with a bay window and its own ensuite shower room. The remaining bedrooms are well suited to family, guests or home working, and are served by a family bathroom with a bath and shower over.

Outside, a tarmac driveway to the front provides off road parking and leads to the garage. To the rear, the tiered garden is mainly laid to lawn and is framed by established hedging, shrubs and trees, creating a private space for relaxing and entertaining.







DIRECTIONS

Starting from Dark Gate in Carmarthen, head towards Heol y Felin/Mill Street and continue onto Lammas Street. Turn left onto Morfa Lane/B4312, then at the roundabout take the first exit onto the A4242. Continue through the next roundabout and turn right onto the A484. At the following roundabout, take the first exit onto Heol Llangynnwr/A484, then at the next roundabout take the third exit onto Heol Llangynnwr/B4300. The property will be on your right at the end. What3words:///ample.clashing.extent

GENERAL INFORMATION

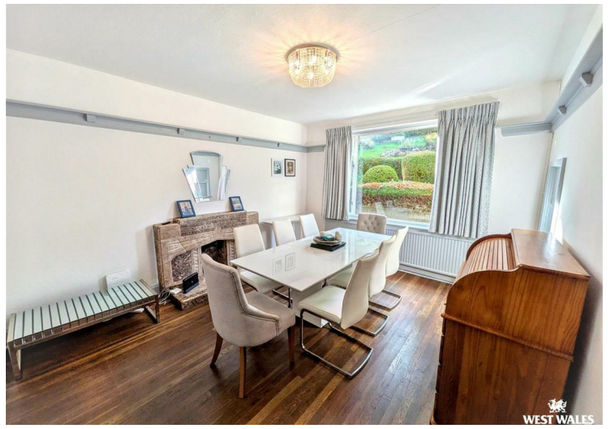
GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band F
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
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/06/26 OK

LOCATION AERIAL VIEW








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