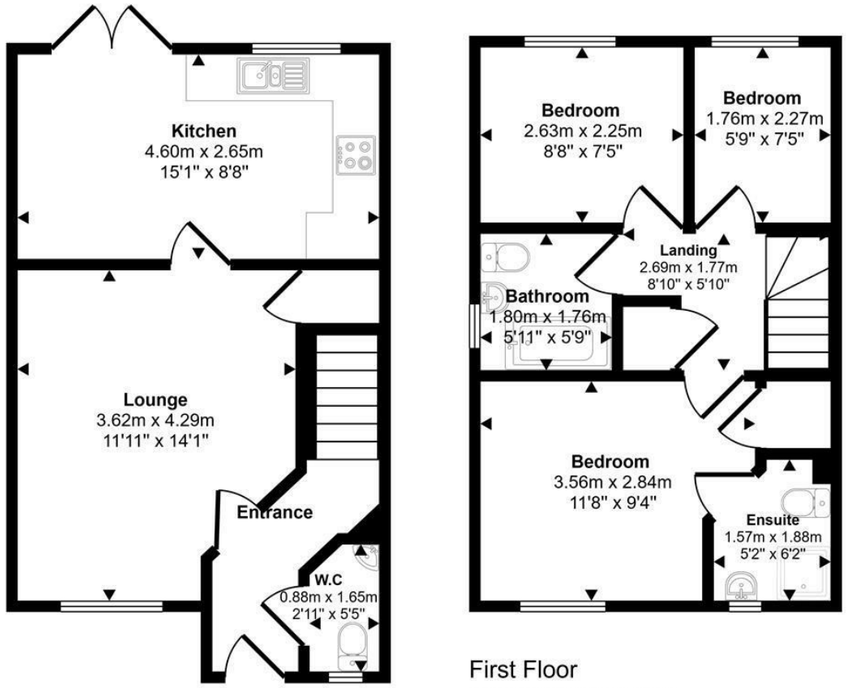
Approx Gross Internal Area
67 sq m / 725 sq ft



Ground Floor
Approx 35 sq m / 372 sq ft

First Floor
Approx 33 sq m / 353 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 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/07/26 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

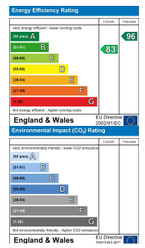
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



12 Heol Dyffryn Aur, Kidwelly, SA17 4HJ

- SEMI DETACHED HOUSE
- ENSUITE
- OFF-ROAD PARKING
- DOWNSTAIRS W.C
- HEATING-GAS
- THREE BEDROOM
- REAR GARDEN WITH DECKING AREA
- COUNTRYSIDE VIEW TO THE FRONT
- WELL PRESENTED THROUGHOUT
- EPC-B



O.I.R.O £170,000

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

The Agent that goes the Extra Mile













GREAT OPPORTUNITY FOR FIRST TIME BUYER OR FAMILY HOME

Positioned to take advantage of open countryside views to the front, this well-presented three-bedroom semi-detached home enjoys a peaceful setting within the village of Carway. Despite its rural outlook, the property is well placed for everyday convenience, with Carmarthen approximately 25 minutes away, Llanelli around 18 minutes away and Pembrey Country Park, with its award-winning beach, woodland walks and cycling trails, just a 10-minute drive from the property.

The accommodation comprises a lounge, a modern kitchen/dining room and a downstairs W.C., with three bedrooms to the first floor, including a principal bedroom with an en-suite, alongside a family bathroom. Outside, the rear garden features a decking area, creating an ideal space for relaxing or entertaining, while off-road parking adds everyday convenience. Combining open countryside views, village living and excellent access to nearby towns and the coast, this is a home that will appeal to first-time buyers, growing families and those looking to enjoy the best of both worlds.

Viewing highly recommended!















DIRECTIONS

From Dark Gate in Carmarthen, follow Lammas Street to Morfa Lane (B4312), then join the A4242 before taking the A40. At Pensarn Roundabout, take the third exit onto the A484 and continue along the A484 through the following roundabouts. Turn left onto the B4309 and continue before turning right onto the B4317. At the roundabout, continue straight onto Heol Waunhir, then follow the road, bearing slightly left before turning left and then right. Number 12 Heol Dyffryn Aur will be on your right. Whatwords: ///manifests.yarn.reminder

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