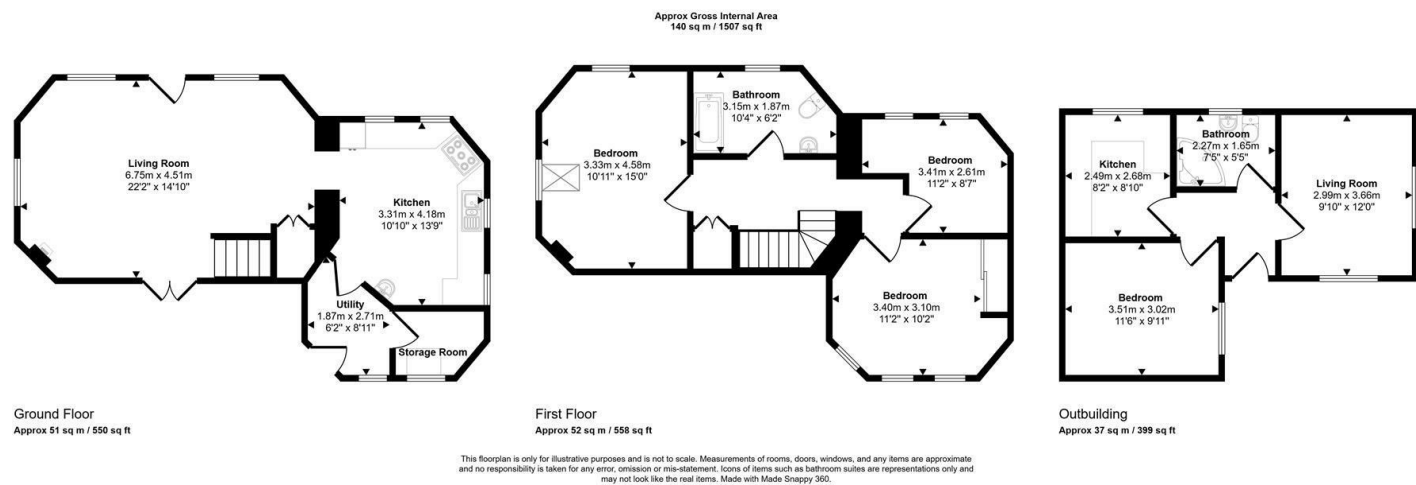




GENERAL INFORMATION

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: D

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 DRAFTCFP

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

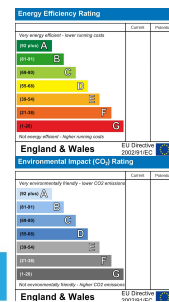


Glantowy Lodge Capel Dewi Road, Capel Dewi, Carmarthen, Carmarthenshire, SA32 8AA

- DETACHED HOUSE
- DRIVEWAY PARKING
- FAMILY BATHROOM
- ONE BED LOG CABIN
- HEATING-GAS
- THREE BEDROOM
- WORKSHOP & STORAGE
- CLOSE TO LOCAL AMMENITIES
- LOG CABIN FITTED WITH KITCHEN, SHOWERROOM & RECEPTION ROOM
- EPC-TBC

£390,000

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



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The Agent that goes the Extra Mile



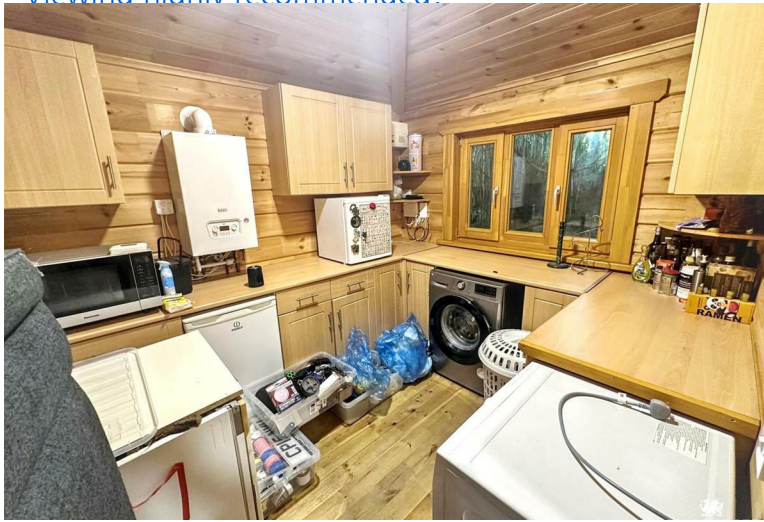


This detached three-bedroom home offers a versatile layout with the added benefit of a fully self-contained one-bedroom log cabin. The ground floor comprises the kitchen, main living areas, a utility room and additional storage space, providing practicality for day-to-day living. Upstairs, the property offers three bedrooms and a family bathroom.

A key feature of the property is the detached timber log cabin built with Scandinavian log construction, which is fully insulated and built to a high standard. Offering its own kitchen, reception room, shower room and bedroom, it provides flexible accommodation that could suit multi-generational living, visiting family and friends, independent living for older children, a home office or workspace, or potential guest accommodation (subject to any necessary consents if used commercially).

The property is enclosed by walled boundaries and also benefits from driveway parking, a workshop, woodstore and further storage. Conveniently positioned close to the market town of Carmarthen, an 8 minute drive away.

Viewing highly recommended!



DIRECTIONS

From Carmarthen town centre, follow Lammas Street and turn left onto Morfa Lane (B4312). At the roundabout, take the first exit onto the A4242 and continue through the next roundabout before turning 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). Continue along the B4300 before turning left onto Capel Dewi Road. Follow the road and take the right turn into Towy View Park, bearing slightly right to remain on Towy View Park, where the property will be found. What3words: ///fillings.slimmer.spades

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