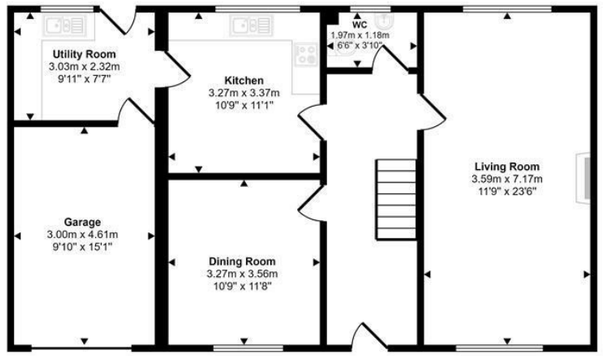
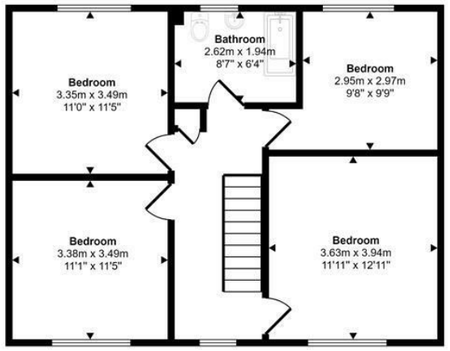
Approx Gross Internal Area
154 sq m / 1657 sq ft



Ground Floor
Approx 89 sq m / 954 sq ft



First Floor
Approx 65 sq m / 703 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 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/REM/05/24OK 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

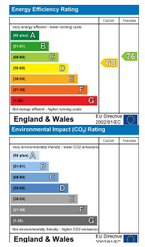
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



9 Brithdir, Llangunnor, Carmarthen, Carmarthenshire, SA31 2LN

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- FRONT AND REAR GARDEN
- HEATING - GAS
- FOUR BEDROOMS
- BEAUTIFULLY PRESENTED
- GARAGE
- CUL-DE-SAC LOCATION
- EPC RATING - D



£350,000

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









Welcome to this beautifully presented detached house in the popular area of Llangunnor, Carmarthen. This property boasts a well-presented interior with two reception rooms and, a kitchen/breakfast room, perfect for entertaining guests or simply relaxing with your family.

The property also offers a utility room on the ground floor, with access to the integral garage. Upstairs the house has four double bedrooms, offering ample space for a growing family or those in need of a home office or guest room. There is also a family bathroom.

Situated in a cul-de-sac you can enjoy the best of both worlds, this home provides a tranquil environment while still being within walking distance to Carmarthen town and with easy access to amenities, shops, and restaurants.

Parking will never be an issue with space for up to four vehicles (garage and driveway) making it convenient for both owners and visitors. Whether you're looking for a family home or space to entertain, this property in Brithdir is sure to tick all the boxes. Don't miss out on the opportunity to make this house your new home!



















DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 1st exit onto A4242, Go through 1 roundabout, Turn right onto A484, At the roundabout, take the 2nd exit onto Pensarn Rd, At the roundabout, take the 1st exit onto Rhiw Babell, Turn right onto Brithdir, The property will be on the left. What3Words Reference; ///zebra.waving.suffice

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