



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains gas, water, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'C'

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take-on JHL/AKF/SC/0925/OK

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

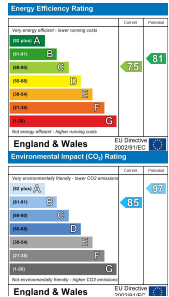


12 Erwau'r Garn, Ffos Las, Carway, Carmarthenshire, SA17 4JB

- Timber-framed Property
- Kitchen/Diner
- Three Bedrooms
- Cloakroom, En-suite Shower Room & Bathroom
- Two Allocated Parking Spaces
- Enclosed Rear Garden
- Views of Ffos Las from Front Elevation
- EPC RATING C. COUNCIL TAX BAND C.

£185,000

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Situated in the popular residential estate of Ffos Las, off the main strip of Erwau'n Garn in a small private row we have for sale this three bedroom, semi-detached property. This property reflects modern living in a village location with the most friendly of neighbours and viewings highly recommended to appreciate what this property offers to the next lucky buyer. EPC RATING C. COUNCIL TAX BAND C.

Accommodation comprises : Hallway, cloakroom, lounge, lounge/diner, landing, bathroom and three bedrooms with the master having an en-suite shower room. Externally, an open-aspect frontage with two parking spaces and the remainder laid with small lawn and shrub borders. There is a separate strip of land opposite the driveway mainly laid to lawn with mature shrub borders. To the rear, an enclosed garden with a mixture of patio, lawn and decked area and secure gated access to the side.

Situated in Ffos Las just off the cusp of Carway in the second development. Carway is conveniently situated approximately seven miles to Llanelli, Twelve miles to Carmarthen and eighteen miles to Swansea so is ideal for commuting. Carway has been developed in recent years much thanks to the prestigious Ffos-Las race course. There are public transport links between the major towns and for children there is a local primary school.



..AGENTS VIEWING NOTES

- HALLWAY**
- CLOAKROOM**
- LOUNGE**
- KITCHEN/DINER**
- LANDING**
- STORAGE CUPBOARD**
- BATHROOM**
- BEDROOM 1**

EN-SUITE SHOWER ROOM

- BEDROOM 2**
- BEDROOM 3**



DIRECTIONS

At our office turn right at Station Road traffic lights, follow the road keeping in the left-hand lane. At the next set of traffic lights carry straight on taking the first turning on your right signposted "New Road". Continue on this road and at the mini-roundabout take the first turning off, follow the road going straight through the next set of traffic lights and carry on travelling along the road going through the little hamlet of "Pen Y Mynydd" making your way into "Trimsaran". At the mini roundabout take the second turning off signposted "Carway/Ffos Las" and follow the road until you get to a bigger roundabout and village signposted "Carway". At this roundabout take the second turning off and follow the road going past the "Ffos Las Racecourse" on your right. Follow the road all the way up to the top and take the first turning off the roundabout. Turning into a new estate, at the junction turn right and follow the road all the way up to See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.