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 electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'

WHAT3WORDS///chap.snowballs.sprint

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

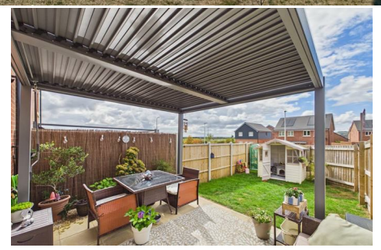
Take on AJS/SC/0826/OK

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

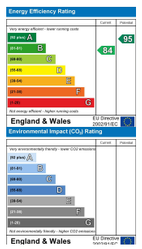
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



30 Ffordd Brynderi, Carway, Carmarthenshire, SA17 4BD

- **Traditional, End-of-terrace, Townhouse**
- **Cloakroom, Bathroom & En-suite Shower-room**
- **Storage throughout the property in abundance**
- **Cul-de-sac Location With A Great View Of Ffos Las Racecourse From Rear Elevation**
- **EPC RATING B. COUNCIL TAX BAND D.**
- **Three Double Bedrooms**
- **Driveway With EV Charger**
- **Well-presented West-facing Rear Garden with magnificent pergola**
- **Viewings Highly Recommended To Appreciate Size, Location & Presentation!**
- **Immaculately Presented Internally & Externally**



£249,950

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

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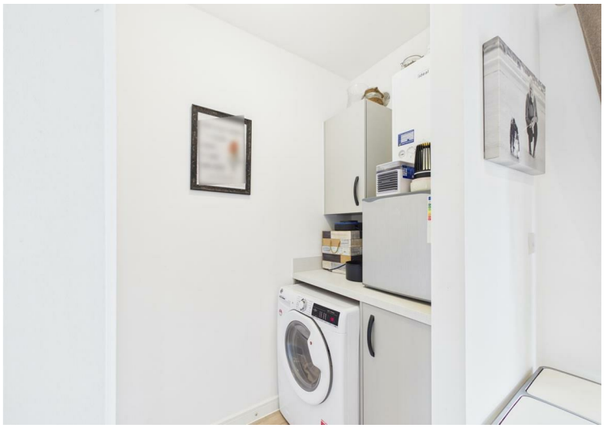
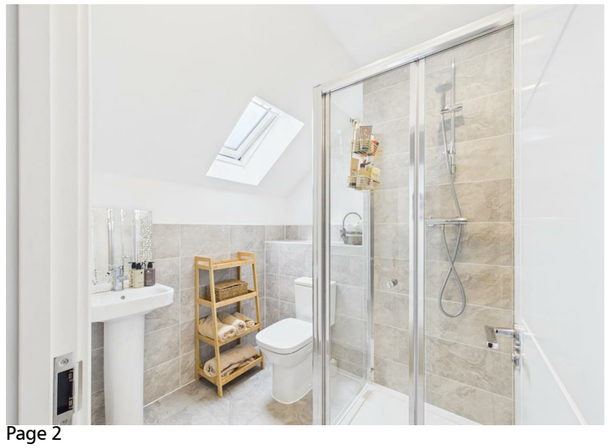
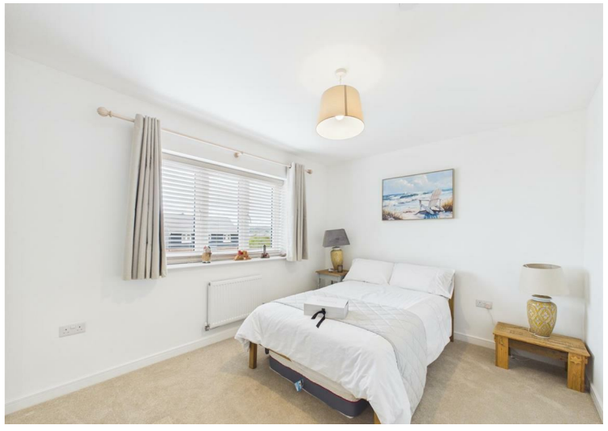
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile







Situated in the newly built Dandara residential estate which offers a distant view of Ffos Las Race-course from the rear elevation, we have for sale this end-of-terrace town-house! A fantastic example of a "turn-key" property that offers the best out of modern living set over three floors with three double bedrooms, three parking space and EV charger, as well as a be-spoke aluminium specially engineered dual zone roof technology gives maximum versatility, allowing you to enjoy the sun and/or shade at the same time in the westerly-facing landscaped garden rear. Viewing is highly recommended to appreciate the presentation, size and location, so don't delay call us today on 01554 759655. EPC RATING B. COUNCIL TAX BAND D.

Accommodation comprises : Hallway, lounge, kitchen/dining room, utility room, cloakroom, first landing, bathroom and two double bedrooms, second landing, main bedroom and en-suite shower-room. Externally an open-aspect low-maintenance frontage. Driveway to the side for three cars with EV charger. Secure gated access to the side leading into the rear garden which is mainly laid to lawn additional patio area with pergola and a small summerhouse.

Situated in the well known Ffos Las area 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

LOUNGE

KITCHEN/DINER

UTILITY ROOM

CLOAKROOM

LANDING

BATHROOM

BEDROOM 2

BEDROOM 3

SECOND FLOOR LANDING

BEDROOM 1

EN-SUITE SHOWER ROOM

DIRECTIONS

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