

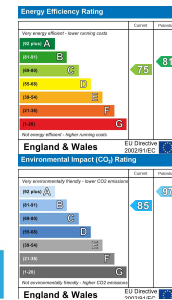


## 12 Erwau'r Garn, Ffos Las, Carway, Carmarthenshire, SA17 4JB

- 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**

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







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](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.