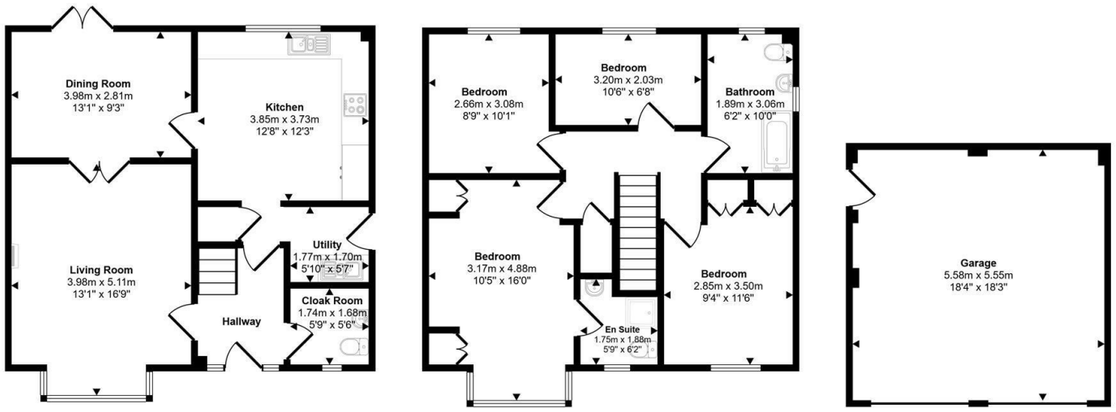
Approx Gross Internal Area
152 sq m / 1635 sq ft



Ground Floor
Approx 60 sq m / 649 sq ft

First Floor
Approx 61 sq m / 652 sq ft

Garage
Approx 31 sq m / 333 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.

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.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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TELEPHONE: 01267 236655

WEST WALES PROPERTIES .CO.UK

01267 236655
www.westwalesproperties.co.uk



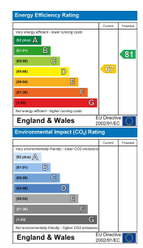






Orchards Maes Y Wennol, Carmarthen, SA31 3EA

- DETACHED HOUSE
- DOUBLE GARAGE
- ENCLOSED REAR GARDEN
- CONVENIENTLY LOCATED JUST OUTSIDE THE TOWN OF CARMARTHEN
- HEATING - GAS
- FOUR BEDROOMS
- BEAUTIFULLY PRESENTED
- EN-SUITE AND FAMILY BATHROOM
- NO ONWARD CHAIN
- EPC - D



Offers In The Region Of £450,000

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The Property Ombudsman

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

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1992 - 2017

We Say...

A beautifully presented refurbished detached four-bedroom house with no onward Chain, ideally situated just outside the popular town of Carmarthen. The property offers well-proportioned and versatile accommodation, making it an ideal family home.

Externally, the property benefits from driveway parking leading to a double garage, together with an enclosed rear garden providing a private and pleasant outdoor space which includes a potting shed and fruit trees.

The accommodation includes four bedrooms, with the principal bedroom benefiting from an en-suite shower room with glorious views, alongside a well-appointed family bathroom.

Conveniently located within easy reach of Carmarthen and its excellent range of amenities, schools and transport links, this attractive home combines spacious living with a desirable location.







DIRECTIONS

From Our Office in Dark Gate, Carmarthen: Leave Dark Gate and head towards Lammas Street / town centre. Continue along Lammas Street, heading west. Follow signs towards St David's Hospital / Abergwili. Continue towards Pentremeurig Road. Turn into Maes Y Wennol. Follow Maes Y Wennol to The Orchards. What three words reference - ///called.wasps.lighten

GENERAL INFORMATION

GENERAL INFORMATION
VIEWING: STRICTLY 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: 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.

LOCATION AERIAL VIEW

