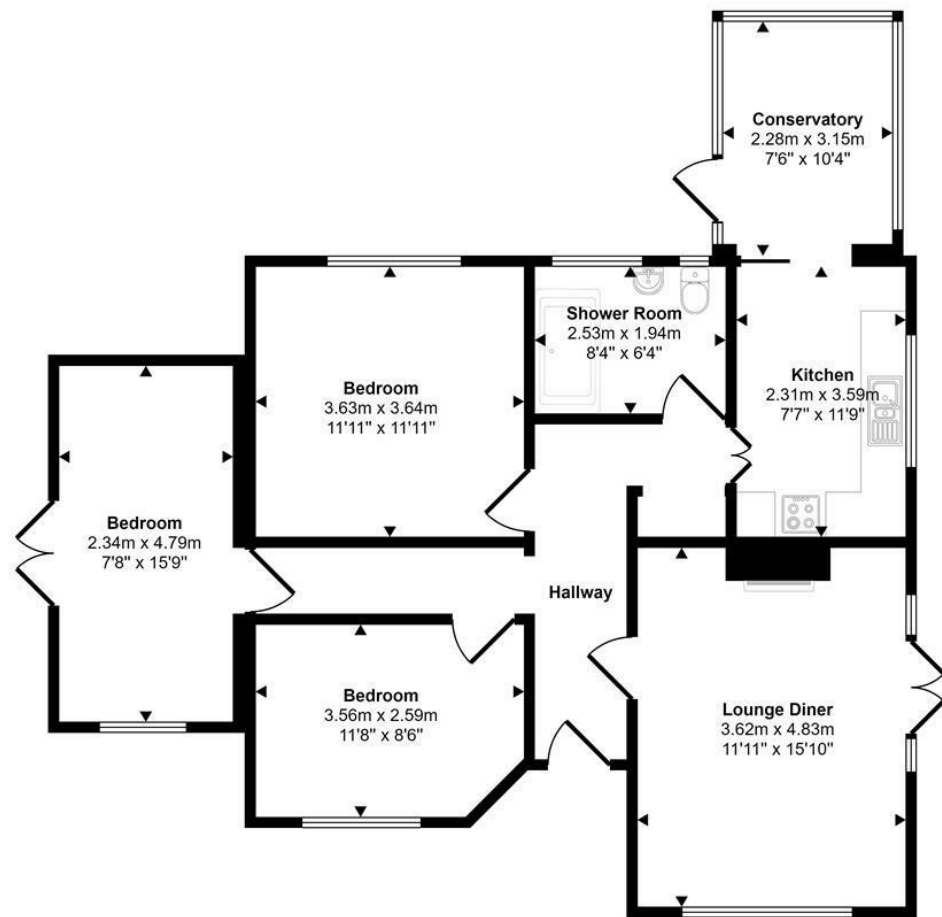


Approx Gross Internal Area
88 sq m / 943 sq ft



Floorplan

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

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWPProps

<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/CFP/04/26 OK 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

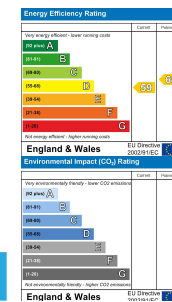
TELEPHONE: 01267 236655



Erwau Glas Salem, Llandeilo, SA19 7LY

- DETACHED BUNGALOW
- PADDOCK
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- HEATING - OIL
- 1 ACRE PLOT APPROX
- STABLES
- CONSERVATORY
- VILLAGE LOCATION
- EPC - D

£375,000



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The Agent that goes the Extra Mile





Set within approximately one acre of grounds, this attractive three-bedroom detached bungalow enjoys a sought-after position in the village of Salem, just a short drive from Llandeilo. Offering a superb blend of outdoor versatility and comfortable living, the property features a paddock, stable block, two gated entrances (including dedicated vehicle access to the stables), and a well-balanced internal layout—making it an excellent choice for those seeking flexibility, lifestyle opportunity, and room to evolve.

Internally, the accommodation is thoughtfully arranged. A welcoming entrance hallway leads into a bright and inviting lounge/diner, enhanced by dual-aspect windows that draw in natural light and create an ideal setting for both everyday living and entertaining. The adjoining kitchen is fitted with a range of base and wall units, oven and hob, sink, and space for appliances, and flows seamlessly into a conservatory that captures pleasant views across the surrounding grounds.

The property offers three double bedrooms, providing excellent versatility for family use, visiting guests, or dedicated home office space. A contemporary three-piece shower room completes the internal accommodation, comprising a shower cubicle, WC, and wash basin, finished in a modern style.

Externally, the home truly comes into its own. The grounds extend to approximately one acre and are divided into garden areas, paddock, and stabling, making the property particularly well suited to equestrian interests, hobby farming, or those seeking adaptable outdoor space. Two separate gated entrances enhance practicality and access, while a driveway provides ample parking for multiple vehicles.



DIRECTIONS

From our office in Carmarthen, head along Lammas Street and take the A40 towards Llandeilo. After passing through Pontargothi, turn left at the sign for Llanfynydd. Continue for about 3 miles, then turn left at the Brechfa sign. Follow the lane for around 1 mile—Erwau Glas will be on your left. What3Words Reference; ///incisions.they.gone

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