



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.

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.

COUNCIL TAX: Band E

HEATING: Gas

REF: CF / LSM / OCT 25 / OK

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

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



17 Awel Tywi, Llangunnor, Carmarthen, Carmarthenshire, SA31 2NL

- DETACHED BUNGALOW
- THREE BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES
- OUTSKIRTS OF TOWN
- TIERED GARDEN - THREE LEVELS
- DRIVEWAY
- HEATING: GAS
- EPC RATING - C

£300,000

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



DIRECTIONS

Starting from our office in Dark Gate in Carmarthen, head west towards Heol Y Felin (Mill Street) and continue onto Lammas Street. After about 0.3 miles, turn left onto Morfa Lane (B4312). At the roundabout, take the first exit onto the A4242, and continue straight through one more roundabout. Then, turn right onto the A484. At the next roundabout, take the first exit onto Heol Llangynwr (A484), and at the following roundabout, take the third exit onto Heol Llangynwr (B4300) towards Llangynwr/Llangunnor. Turn right towards Penymorfa Lane, then another right onto Penymorfa Lane. Next, take a left onto Penymorfa, followed by a left onto Golwg Tywi, and finally a left onto Awel Tywi. Your destination, 17 Awel Tywi, Llangunnor, Carmarthen SA31 2NL, will be on the left. What three words: last.lost.door

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