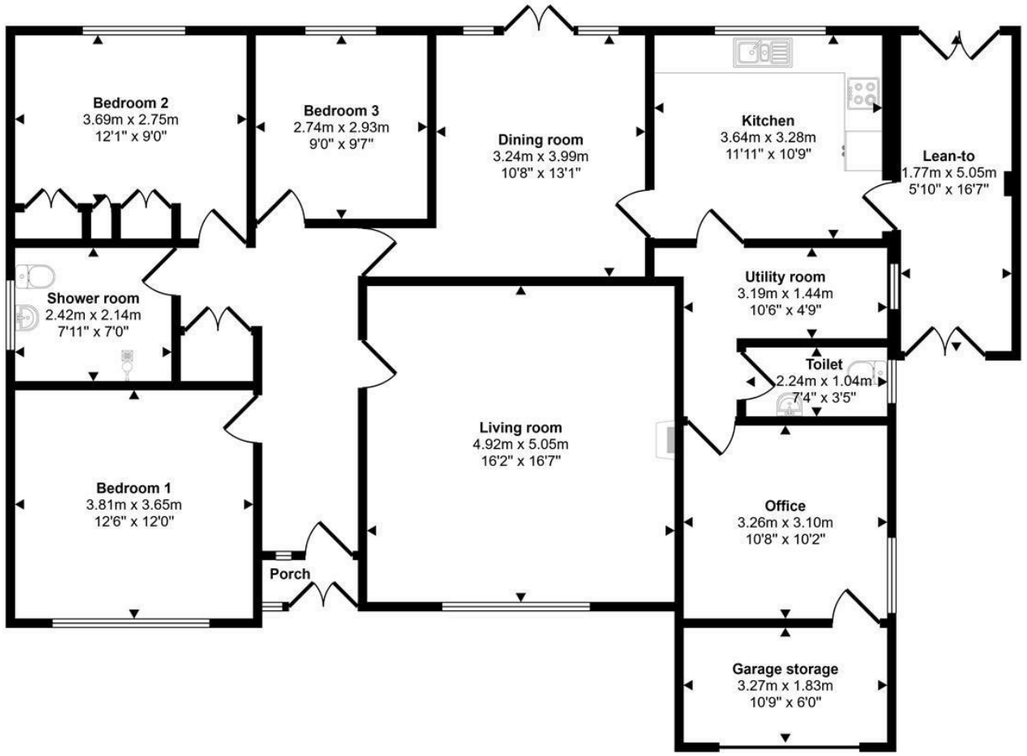
Approx Gross Internal Area
145 sq m / 1564 sq ft



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.

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
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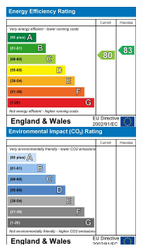
01267 236655
www.westwalesproperties.co.uk

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

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



£290,000

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The Agent that goes the Extra Mile

Situated close to local amenities and with excellent transport links, this detached property offers flexible and versatile accommodation, ideal for families, downsizers, or those seeking the ease of single-level living.

The bungalow includes a bright living room, a kitchen with utility room and a dining room that has direct access to the rear garden, perfect for everyday family life or entertaining. There are also two double bedrooms, a further single bedroom and a family bathroom. The garage has been converted into a functional office space with some storage.

The garden is a real highlight of the home, designed to be enjoyed throughout the seasons. On the first level there is a patio area and lawn. Two further tiered garden sections can be accessed via a slope or steps, giving access to lovely views across Carmarthen. With plenty of room for entertaining, gardening, or simply relaxing, the outdoor space is as versatile as the home itself. Off-road parking is available at this property.

This chain-free bungalow combines immediate comfort with excellent scope for the future and is available for viewing now.

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 Llangynnwr (A484), and at the following roundabout, take the third exit onto Heol Llangynnwr (B4300) towards Llangynnwr/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.