Approx Gross Internal Area
156 sq m / 1676 sq ft

Ground Floor
Approx 105 sq m / 1129 sq ft

First Floor
Approx 51 sq m / 548 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.

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 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.
CFP/CFP/04/25/ OK

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

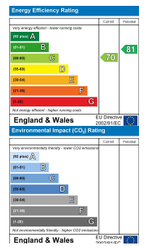
WEST WALES PROPERTIES .CO.UK

01267 236655
www.westwalesproperties.co.uk

WEST WALES FINEST PROPERTIES

Llys Y Bryn Cwmffrwd, Carmarthen, Carmarthenshire, SA31 2NB

- Detached House
- Four Bedrooms
- Garden
- Village Location
- Gas Central Heating and Double Glazed
- Countryside Views
- Four Reception Rooms
- Garage and Driveway Parking
- Close to Amenities
- EPC C



£375,000

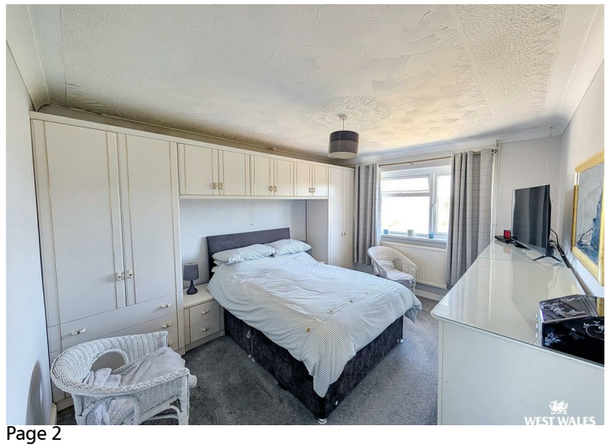
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

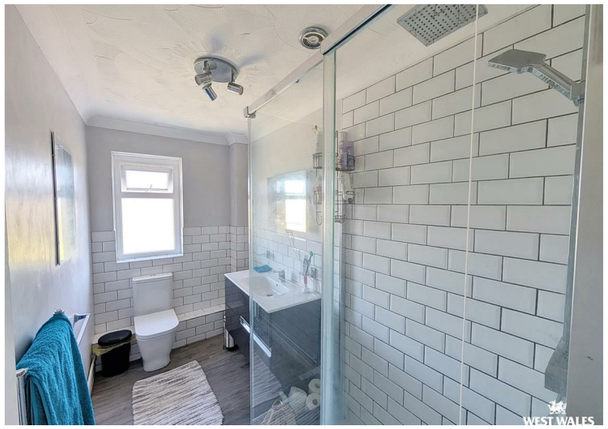
naea | propertymark PROTECTED
The Property Ombudsman

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

The Agent that goes the Extra Mile

Celebrating 30 Years of Business





Located in the highly sought-after village of Cwmffrwd, this well-presented detached split-level home enjoys beautiful countryside views to the rear, offering the perfect blend of rural tranquility and easy access to Carmarthen, the vibrant county town with its full range of amenities.

The versatile layout is thoughtfully arranged across split levels, creating an excellent sense of flow and functionality. On the entrance level, you'll find a welcoming hallway, a cloakroom/WC, a flexible bedroom/reception room, and a kitchen/diner leading to a useful utility room. A short set of steps leads down to the main living areas, comprising a comfortable lounge, an additional reception room, a bright living/dining room, and a sunroom — together forming a light and airy living space ideal for relaxing or entertaining.

The bedroom accommodation is arranged a few steps up from the entrance level. The master bedroom benefits from an ensuite shower room, while two further double bedrooms are served by a family bathroom.

Externally, the property is approached via a low-walled entrance with a front lawn, a parking area, and a driveway offering ample additional parking, along with a garage. To the rear, a fully enclosed garden with a patio area provides a peaceful outdoor retreat, perfectly framed by stunning countryside views. The property also benefits from double glazing and gas central heating, ensuring comfort and modern living in a desirable location.

Situated on the A484 just two miles south of Carmarthen town centre, the property offers excellent transport links via the A40 and A48 trunk roads and is conveniently located on a regular bus route. Carmarthen, reputedly the oldest town in Wales with Roman origins dating back to around AD 75, lies on the River Towy and is rich in history and culture. It is home to the headquarters of Dyfed Powys Police, the Carmarthen Campus of the University of Wales Trinity Saint David, and the West Wales General Hospital.

DIRECTIONS

From our office in Carmarthen follow Lammas St to Morfa Ln/B4312, Drive along A40 and A484 and the property will be on the left handside. What3words prune.tame.masts

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