

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Private Drainage, Mains Electric, Mains Water

HEATING: Gas

TAX Band: D

We would respectfully ask you to call our office before you view this property internally or externally

CFP/LLE/07/25/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](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

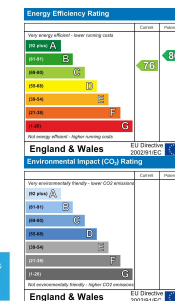


## 40 Heol Waunhir, Carway, Kidwelly, Carmarthenshire, SA17 4GH

- TOWNHOUSE
- FOUR BEDROOMS
- OFF ROAD PARKING
- GARDEN
- GAS CENTRAL HEATING
- END TERRACE
- TWO BATHROOMS
- IDEAL FAMILY HOME
- NO CHAIN
- EPC RATING: C

£185,000

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk) TELEPHONE: 01267 236655

*The Agent that goes the Extra Mile*







Offered with no onward chain, this modern four-bedroom end terrace townhouse delivers flexible accommodation across three well-planned levels, perfect for growing families or anyone seeking contemporary living in a well-connected setting.

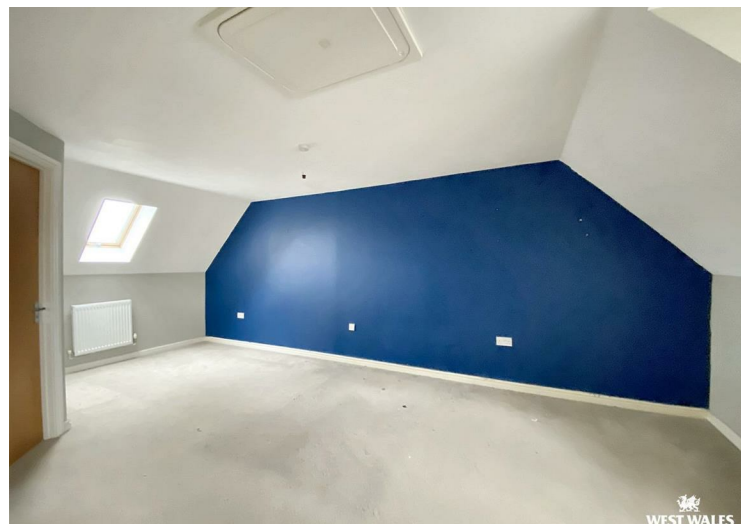
The ground floor features a welcoming entrance hall, convenient WC, and a stylish, modern fitted kitchen with ample workspace and storage—ideal for busy households and keen cooks alike. The bright and airy living room opens directly onto the rear garden, which has been thoughtfully landscaped for low maintenance and includes a patio area perfect for relaxing or entertaining and a lawn for the children or dog to play.

Upstairs, the property boasts four bedrooms, three of which are doubles, including a superb principal bedroom with its own en-suite. A well-appointed family bathroom serves the remaining rooms, making the layout ideal for family life or accommodating guests with ease. Additional features include a private driveway, offering off-street parking and side access to the garden.

Positioned in the popular village of Carway, the home benefits from a range of local amenities including shops, schools such as Carway C.P. School, and excellent road links via the A484. The surrounding countryside and green spaces provide ample opportunity for outdoor pursuits, while the nearby River Gwendraeth adds to the area's charm.

This freehold property, measuring approximately 1,291 sq ft, is ideally suited for families, professionals, or anyone looking to enjoy the balance of rural tranquillity with everyday convenience. Viewing is highly recommended to fully appreciate what this modern home has to offer.

Situated in Ffos Las just off the cusp of Carway in the second development. Carway is conveniently situated approximately seven miles to Llanelli, Twelve miles to Carmarthen and eighteen miles to Swansea so is ideal for commuting. Carway has been developed in recent years much thanks to the prestigious Ffos-Las race course.



#### DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate, Continue onto Lammas St, turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242. At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 3rd exit onto A484. At the roundabout, take the 3rd exit and stay on A484. At the roundabout, take the 2nd exit and stay on A484. Turn left onto B4309, Continue onto B4309. Turn right onto B4317. At the roundabout, continue straight onto Heol Waunhir. Turn left into Heol Waunhir, the property will be to the left. What3Words butterfly.paintings.zone

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.