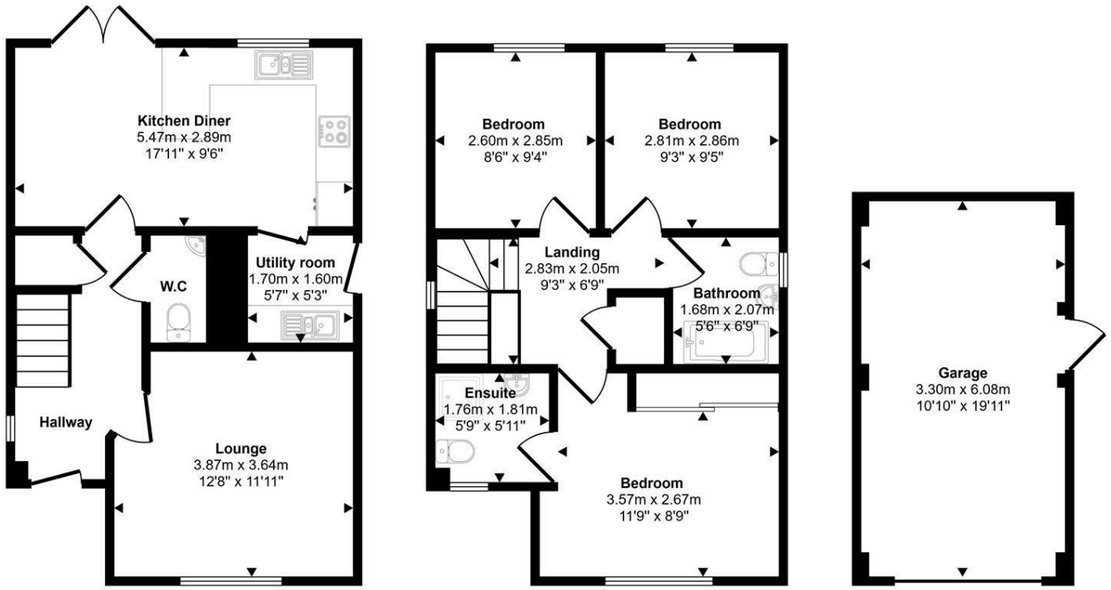
Approx Gross Internal Area
109 sq m / 1170 sq ft



Ground Floor
Approx 44 sq m / 473 sq ft

First Floor
Approx 45 sq m / 481 sq ft

Garage
Approx 20 sq m / 216 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: D
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/JTP/11/26 DRAFT

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

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TELEPHONE: 01267 236655

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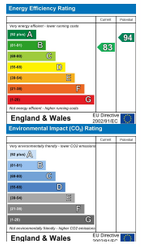
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- HEATING-GAS
- THREE DOUBLE BEDROOMS
- KITCHEN DINER
- OFF-ROAD PARKING & GARAGE
- REAR GARDEN
- EPC-



£247,000

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This attractive red-brick detached home sits in a corner position on a modern development, approximately a 25-minute drive from Pembrey and 20 minutes from Carmarthen, and is beautifully presented throughout.

The standout feature is its energy-saving setup: a large array of solar panels on the rear roof, a 3/4kW battery to store surplus power for the evening, and a wall-mounted Zappi EV charging point beside the garage, which can charge your car using your own solar power. Together they offer lower running costs and a smaller carbon footprint, ready for the future of driving.

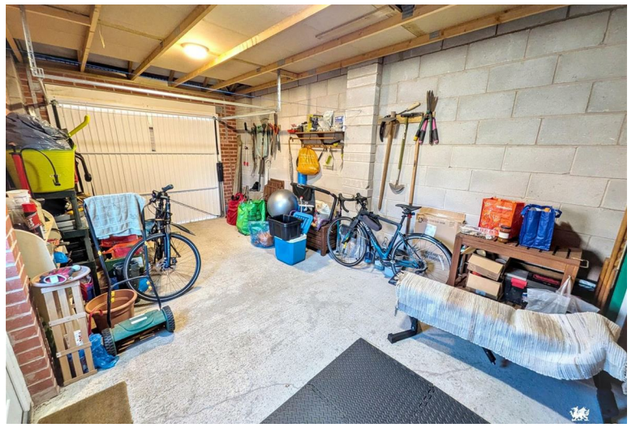
Inside, a welcoming hallway leads to a bright front-aspect living room and a superb open-plan kitchen diner, fitted with modern white units, an integrated oven, gas hob and extractor, with French doors opening onto the patio. leading on from the kitchen you also find utility room, which will help with additional storage and helping keep the kitchen clear. A ground-floor cloakroom completes the downstairs. Upstairs are three double bedrooms, including a main bedroom with mirrored fitted wardrobes and a private en-suite shower room, along with a family bathroom.

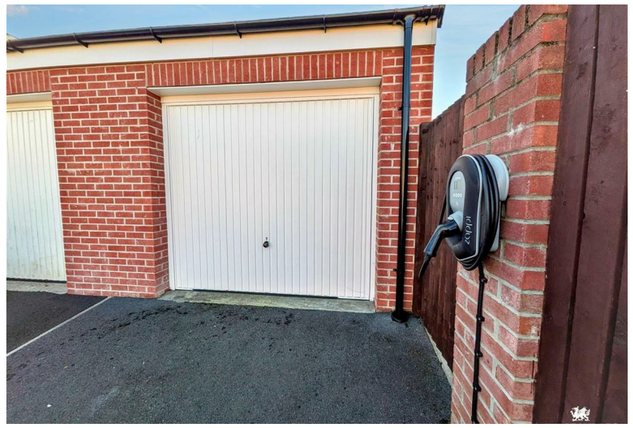
Outside, the private, enclosed multi-level rear garden offers a paved patio, a gravelled seating area and raised beds for growing your own produce. There is a detached single garage with an up-and-over door and off-road parking, and the garage is fully boarded in the loft space with ladder access, providing excellent additional storage. The low-maintenance gravelled frontage adds to the home's kerb appeal.

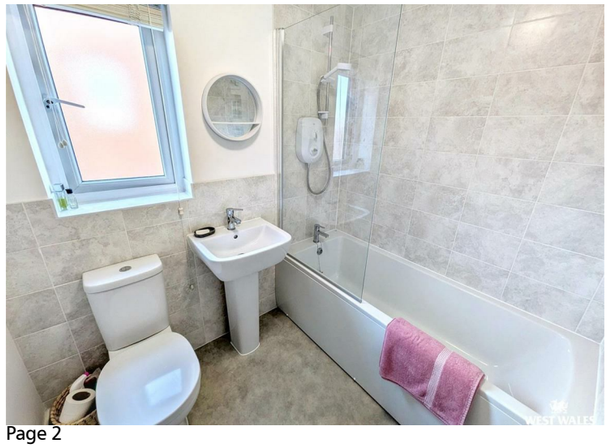
An internal viewing is highly recommended to appreciate the space, quality and energy-saving features on offer.















DIRECTIONS

Starting from Dark Gate in Carmarthen, head along Lammas Street and turn left onto Morfa Lane (B4312). At the roundabout, take the second exit onto the A4242, then take the first exit at the next roundabout onto the A40. At Pensarn Roundabout, take the third exit onto the A484, then continue straight over the next two roundabouts, staying on the A484. Turn left onto the B4309 and follow this road before turning right onto the B4317. Continue along Heol Waunhir, going straight over the roundabout, then take a slight left onto Heol Dyffryn Aur. Turn left onto Heol Y Plas, then take the next two right turns followed by another right turn. The property will be on your right. what3words: ///pancakes.carbonate.foods

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