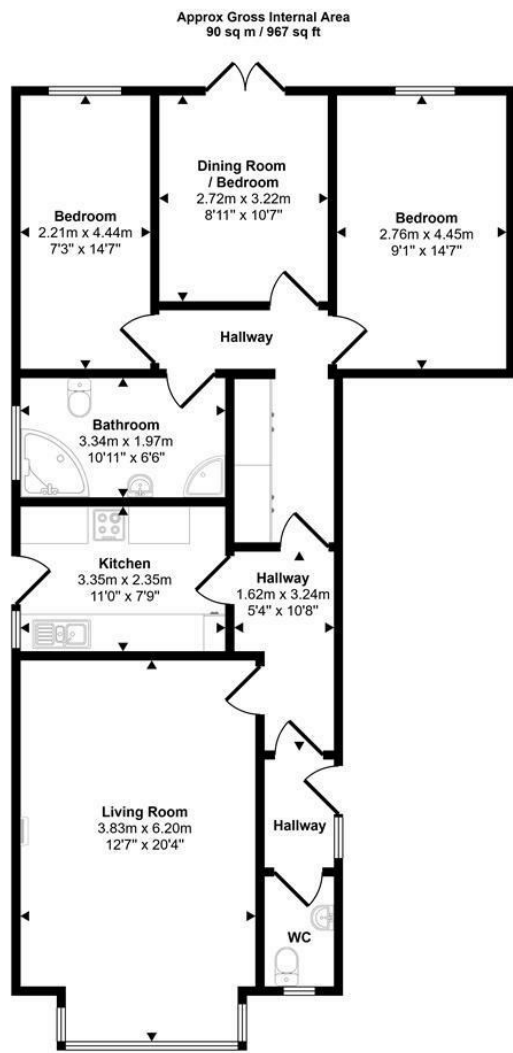




Floorplan

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: Electric

REF: CFP / LSM / OCT 25 / OK REM

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

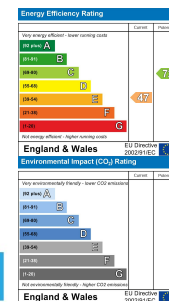


22 Dol Y Dderwen, Llangain, Carmarthen, Carmarthenshire, SA33 5BE

- DETACHED BUNGALOW
- ONE RECEPTION ROOM
- DRIVEWAY PARKING
- FRONT & REAR GARDENS
- HEATING: ELECTRIC
- THREE BEDROOMS
- 10 MINUTES TO LLANSTEFFAN
- GARAGE
- VILLAGE LOCATION
- EPC: E

£239,500

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

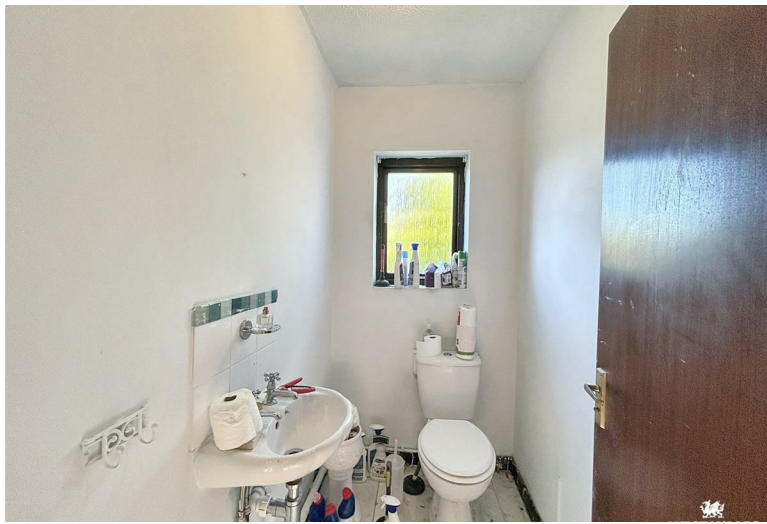


9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile





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 right onto Morfa Lane (B4312). At the roundabout, take the first exit onto Picton Terrace (still B4312) and continue following this road. After approximately 0.8 miles, turn left onto Llansteffan Road (B4312) and stay on it for around 4 miles. Then, turn left onto Maesyrawel, followed by another left onto Dol-Y-Dderwen. Your destination, 22 Dol-Y-Dderwen, Llangain, Carmarthen SA33 5BE, will be on the right. What three words: petition.zebra.inherits

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