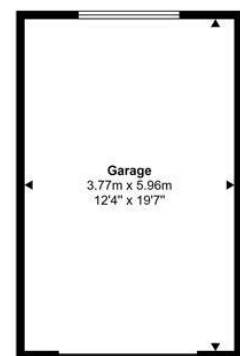


Floorplan  
Approx 98 sq m / 1055 sq ft



Garage  
Approx 22 sq m / 242 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: STRICTLY 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.

LW/REM/01/24/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.

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

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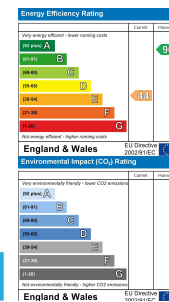


## Cefn Glas Heol Smyrna, Llangain, Carmarthen, SA33 5AB

- DETACHED BUNGALOW
- GARAGE
- FRONT AND REAR GARDEN
- VIEWS OVER CARMARTHEN TOWN
- HEATING - OIL
- TWO DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING
- 10 MINUTE DRIVE TO LLANSTEFFAN BEACH
- NO CHAIN
- EPC RATING - E

**Offers In The Region Of £275,000**

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**The Agent that goes the Extra Mile**





A fantastic opportunity to purchase a two-bedroom detached bungalow in the peaceful and popular village of Llangain, situated just a ten-minute drive from Llansteffan and the same into Carmarthen Town. The property can appeal to many buyers from someone looking for a home to enjoy their retirement or a family just starting out. This bungalow really does have so much to offer and viewing is highly recommended to fully appreciate all it has to offer.

The property briefly comprises; entrance hall, living room with log burner, kitchen / diner, utility room with WC. The property benefits from two double bedrooms and family bathroom.

Externally the property offers ample off road parking, detached garage and lawned area to the front. The rear garden benefits from a lawned area and a patio area, which would be a perfect place for alfresco dining. The rear garden offers a wonderful opportunity to create your own perfect spot to relax, place for the children or dog to play or have some beautiful flower beds whilst enjoying the view.

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David, and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English.



### DIRECTIONS

From our office on Dark Gate in Carmarthen. Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn right onto Morfa Ln/B4312. At the roundabout, take the 1st exit onto Picton Terrace/B4312. Continue to follow B4312. Turn left onto Llansteffan Rd/B4312. Continue to follow B4312. Turn right onto Heol Smyrna. The property will be on the right. What3Words Reference; ///solid.humble.digitally

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