

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 C

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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/REM/06/24 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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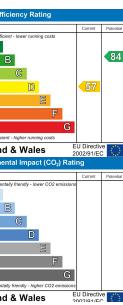


## Star Bach Cottage Capel Dewi Road, Capel Dewi, Carmarthen, Carmarthenshire, SA32 8AA

- SEMI-DETACHED HOUSE
- REAR GARDEN
- IDEAL FIRST TIME BUYER OPPORTUNITY
- EASY ACCESS TO CARMARTHEN TOWN
- HEATING - OIL
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED
- GOOD TRANSPORT LINKS
- IDEAL INVESTMENT BUYER OPPORTUNITY
- EPC RATING - D

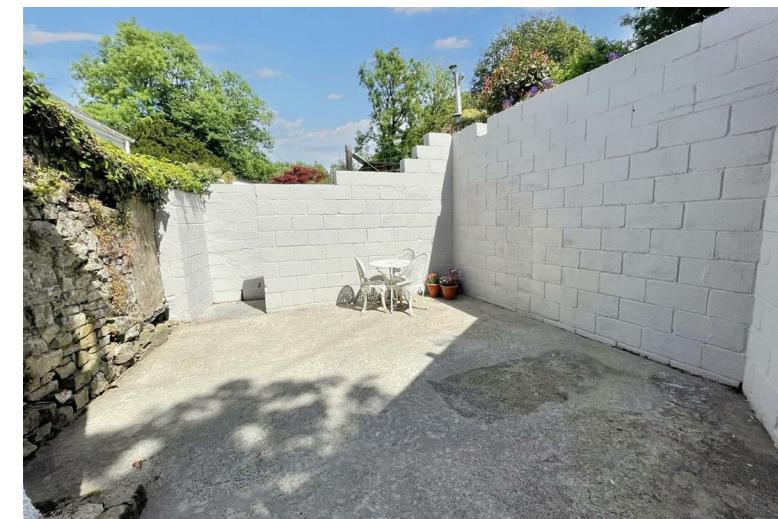
Offers In Excess Of £150,000

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*The Agent that goes the Extra Mile*



#### Perfect for First-Time Buyers or as an Investment Opportunity

Star Bach Cottage is a beautifully presented two-bedroom, semi-detached property located on the edge of Llangunnor, offering fantastic transport links. Recently modernized, this charming home offers a blend of contemporary comforts and classic appeal. With a well-maintained garden boasting rural views, Star Bach Cottage is a true gem.

The property features a welcoming entrance porch leading into an open-plan lounge/diner, perfect for relaxation and entertaining. The modern, fully equipped kitchen meets all your culinary needs. Upstairs, you'll find two comfortable and double bedrooms, along with a stylishly appointed shower room. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

The County town of Carmarthen lays claim to being the oldest town in Wales. The Welsh name for the town, "Caerfyrddin", means Merlin's Fort and many believe the town was named after King Arthur's wizard.

Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, Carmarthen has been a market town since Roman times and the indoor market sells everything from arts and crafts to local food and drink. On Wednesdays and Saturdays, the outdoor market also comes to town. Beyond the market, Carmarthen is full of interesting independent shops as well as St Catherines Shopping Centre which also include restaurants and Vue Cinema. The town is the location of the headquarters of Dyfed Powys Police, The University of Wales, Trinity Saint David and Glangwili 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 Lamas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 1st exit onto A4242, Go through 1 roundabout, Turn right onto A484, At the roundabout, take the 1st exit onto Heol Llangynnwr/A484, At the roundabout, take the 3rd exit onto Heol Llangynnwr/B4300, Turn left onto Capel Dewi Rd/B4300, There will be a turning for the Church on your left, The property is opposite on the right. What3Words Reference; //playroom.bookmark.prepares

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