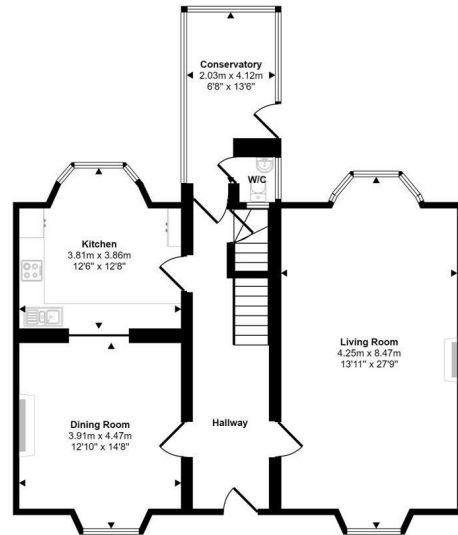


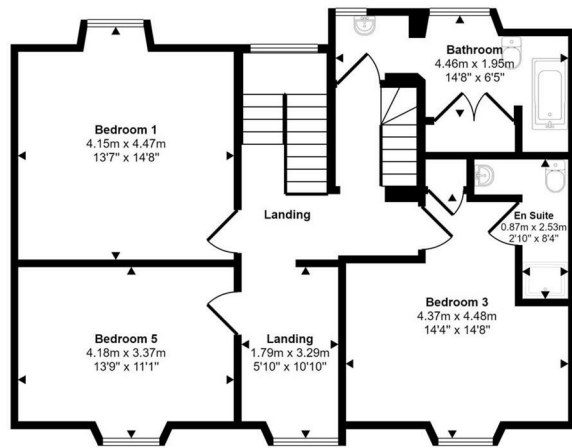
Lower Ground Floor  
Approx 75 sq m / 804 sq ft

Denotes head height below 1.5m  
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.



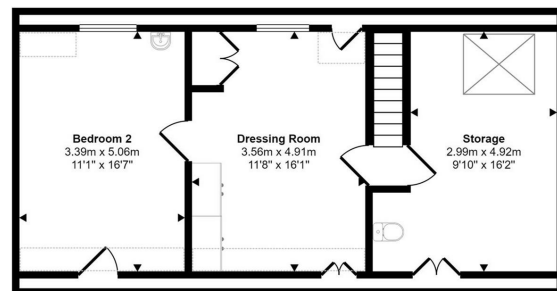
Ground Floor  
Approx 90 sq m / 979 sq ft

Denotes head height below 1.5m  
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.



First Floor  
Approx 79 sq m / 855 sq ft

Denotes head height below 1.5m  
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Second Floor  
Approx 63 sq m / 674 sq ft

Denotes head height below 1.5m  
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.

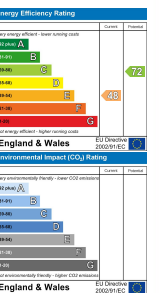


**The Elms Church Road, Llansteffan, Carmarthenshire, SA33 5JT**

- 5/6 DOUBLE BEDROOMS
- ESTUARY VIEWS
- CHARACTER FEATURES
- SHORT WALK TO BEACH
- GARAGE
- OFF ROAD PARKING
- THREE BATH/SOWER ROOMS
- WELL PRESENTED
- APPROX 220FT GARDEN
- EPC RATING E

**Offers In Excess Of £550,000**

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



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

**We Say...**

This beautiful Victorian home offers a rare opportunity to own a four-storey property full of charm, set in the picturesque coastal village of Llansteffan. With sweeping estuary views, a 200ft+ rear garden, and a versatile self-contained annexe, this home combines timeless style with modern comfort. A new Worcester Bosch boiler (2022) with Drayton heating system ensures energy-efficient warmth throughout.

The main house is thoughtfully arranged over three floors. On the ground floor, a 22ft double-aspect lounge with a character fireplace provides a welcoming space, while the dining room with original panelling offers a stylish setting for meals or entertaining. The kitchen/breakfast room enjoys views of the rear garden, and a bright conservatory opens directly onto the patio, creating a peaceful retreat to enjoy the garden. A convenient cloakroom completes this level.

On the first floor, the landing features a stunning stained-glass window. There are three double bedrooms, including one with an en-suite shower room, and a family bathroom. The second floor includes a further double bedroom, a lounge, toilet and a useful storage area, offering flexible space for family life or a home office.

The lower ground floor annexe is exceptionally versatile. It could also be used as two additional bedroom space/s for the main house, an independent guest suite, or a potential rental property. With its own private entrance and courtyard, the annexe comprises a lounge/dining room or could be utilised as a further bedroom, kitchen, shower room, bedroom, and storage with built-in cupboards, offering truly flexible living options.

The rear garden, extending over 200 feet, is a standout feature. Landscaped for relaxation and entertaining, it includes patio areas for al fresco dining, expansive lawns, mature planting, a summer house and a well stocked pond, all with uninterrupted estuary views.

Additionally there is side access to the garden, a garage, and rare off-road parking



## DIRECTIONS

From our Carmarthen office 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 for around 7.5 miles. Turn left onto Church Rd and the property will be on your left-hand side. What Three Words Reference - dignity.hasten.loft

## GENERAL INFORMATION

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 F

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/CFP/04/25 OK REM

## LOCATION AERIAL VIEW



