



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.

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.

TENURE: We are advised Leasehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band B

FACEBOOK & TWITTER

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<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.

EJL/CFP/08/22/OK/KAB

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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20 Cedar Vale Park Homes, Croesyceiliog, Carmarthenshire, SA32 8DW

- DETACHED PARK HOME
- OVER 50'S RETIREMENT PARK
- IN NEED OF MODERNISATION
- REAR PATIO AREA
- CLOSE TO AMENITIES
- THREE BEDROOMS
- OFF ROAD PARKING
- OPEN PLAN LOUNGE/DINING ROOM
- CLOSE TO TRAVEL LINKS
- EPC RATING: EXEMPT

Offers In Excess Of £60,000



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The Agent that goes the Extra Mile





A fantastic opportunity to purchase a three bedroom detached park home situated in a lovely small over 50's residential setting with countryside views in the village of Croesyceiliog on the edge of Carmarthen.

The accommodation comprises: open-plan lounge/dining room, fitted kitchen, two double bedrooms, one single bedroom which is currently utilised as a utility room and family bathroom fitted with bath and over head shower, toilet and sink. The property has LPG gas central heating.

Externally there is a private driveway to the side of the home for a couple of vehicles and rear garden with a paved patio area with an outbuilding/shed for additional storage. Ideal for someone looking for a retirement home or just looking at downsizing.

The village of Croesyceiliog lies some three miles from the County town of Carmarthen with it excellent transport links, both rail and road. 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, and The West Wales General Hospital and is only 8 miles from the beautiful beach of Llansteffan. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Vue Cinema complex, restaurants, bars, and a multi-storey car park.

KITCHEN

LOUNGE/DINING ROOM

BEDROOM

BEDROOM

BEDROOM

BATHROOM



DIRECTIONS

From our office in Carmarthen - Taking the A484 out of Carmarthen in the direction of Kidwelly, come to the second roundabout after Morrisons supermarket. Take the second exit for Croesyceiliog after passing the school take the first turning right and continue along this road until reaching the park. What3Words Reference: rigid.northward.unframed

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