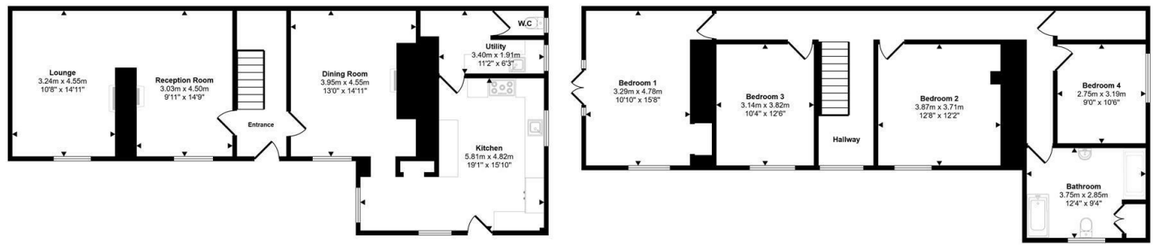
Approx Gross Internal Area
184 sq m / 1983 sq ft



Ground Floor
Approx 90 sq m / 967 sq ft

First Floor
Approx 94 sq m / 1017 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.

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.

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9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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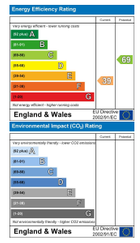
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Gwendraeth View Pontantwn, Kidwelly, SA17 5NA

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- SUMMER HOUSE
- CHARACTER PROPERTY
- HEATING - GAS
- FOUR BEDROOMS
- GARDEN FRONT/BACK AND PATIO
- COUNTRYSIDE VIEWS
- OFF ROAD PARKING
- EPC RATING - E



£400,000

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We Say...

Situated in the sought-after village of Pontantwn, on the outskirts of Carmarthen and Kidwelly, this beautifully maintained stone cottage offers an appealing blend of character, versatility and countryside living. Set within approximately 1/5 acre, the property enjoys far-reaching views across the river and surrounding valley, while remaining within easy reach of local shops, schools and amenities. Carmarthen and Llanelli are both around 20 minutes away, with Swansea within approximately 45 minutes.

The interior is filled with natural light and retains charming period features, including exposed timber beams. Two reception rooms and a separate dining area provide flexible living space, complemented by two wood burners. The fourth bedroom is currently used as a home office, enjoying a pleasant river outlook. A well-appointed kitchen, separate utility room and ground-floor cloakroom add everyday practicality.

Upstairs, four bedrooms are served by a contemporary family bathroom featuring both a separate bath and shower. The principal bedroom benefits from balcony doors opening onto a terraced patio.

Outside, the established gardens combine lawn and patio areas, ideal for relaxing or entertaining. A summer house with electricity offers further potential as a studio or workspace, alongside useful storage. The property also benefits from off-road parking for multiple vehicles and is offered as freehold with LPG gas heating.

A fantastic opportunity to enjoy village living with excellent connections—viewing is highly recommended.











DIRECTIONS

Starting at Dark Gate in Carmarthen, head out and follow Lammas Street until you reach Morfa Lane (B4312), which takes about 2 minutes and covers roughly 0.3 miles. Continue driving along the A484 and then the B4309, following signs towards Pontantwn for around 10 minutes, covering approximately 5.5 miles. Near the end of the route, turn left, which will take you directly into the property's driveway. What3Words: waxes.niece.revives

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/JTP/04/26 OK REM

LOCATION AERIAL VIEW

