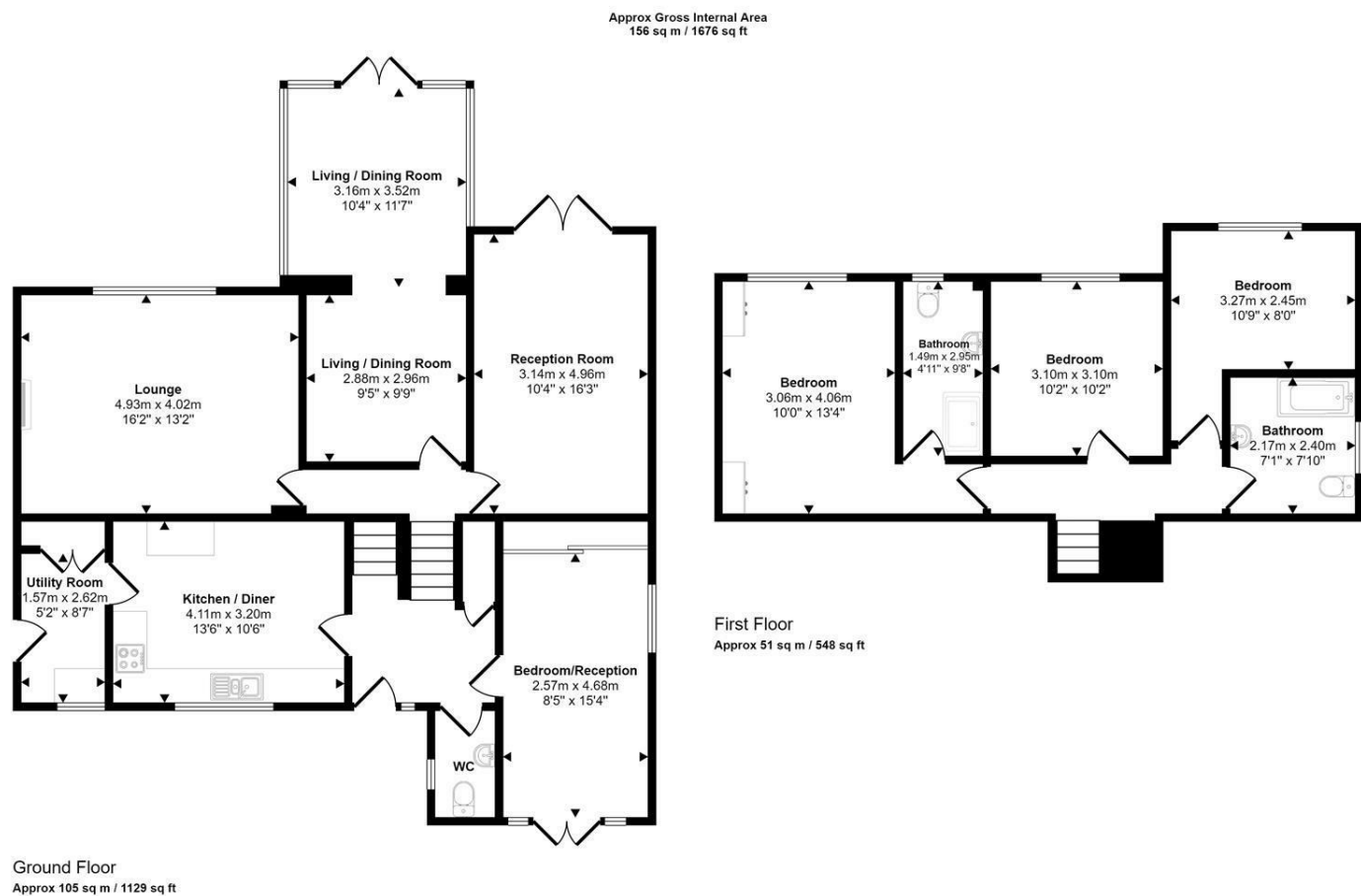


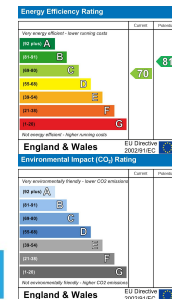


Llys Y Bryn Cwmffrwd, Carmarthen, Carmarthenshire, SA31 2NB

- No Chain
- Four Bedrooms
- Garden
- Countryside Views
- Gas Central Heating and Double Glazed
- Detached House
- Four Reception Rooms
- Garage and Driveway Parking
- Close to Amenities
- EPC C

Offers In Excess Of £350,000

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



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The Agent that goes the Extra Mile





NO CHAIN

Located in the highly sought-after village of Cwmffrwd, this well-presented detached split-level home enjoys beautiful countryside views to the rear, offering the perfect blend of rural tranquility and easy access to Carmarthen, the vibrant county town with its full range of amenities.

The versatile layout is thoughtfully arranged across split levels, creating an excellent sense of flow and functionality. On the entrance level, you'll find a welcoming hallway, a cloakroom/WC, a flexible bedroom/reception room, and a kitchen/diner leading to a useful utility room. A short set of steps leads down to the main living areas, comprising a comfortable lounge, an additional reception room, a bright living/dining room, and a sunroom — together forming a light and airy living space ideal for relaxing or entertaining.

The bedroom accommodation is arranged a few steps up from the entrance level. The master bedroom benefits from an ensuite shower room, while two further double bedrooms are served by a family bathroom.

Externally, the property is approached via a low-walled entrance with a front lawn, a parking area, and a driveway offering ample additional parking, along with a garage. To the rear, a fully enclosed garden with a patio area provides a peaceful outdoor retreat, perfectly framed by stunning countryside views. The property also benefits from double glazing and gas central heating, ensuring comfort and modern living in a desirable location.

Situated on the A484 just two miles south of Carmarthen town centre, the property offers excellent transport links via the A40 and A48 trunk roads and is conveniently located on a regular bus route. Carmarthen, reputedly the oldest town in Wales with Roman origins dating back to around AD 75, lies on the River Towy and is rich in history and culture. It is home to the headquarters of Dyfed Powys Police, the Carmarthen Campus of the University of Wales Trinity Saint David, and the West Wales General Hospital.



DIRECTIONS

From our office in Carmarthen follow Lammas St to Morfa Ln/B4312, Drive along A40 and A484 and the property will be on the left handside. What3words prune.tame.masts

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