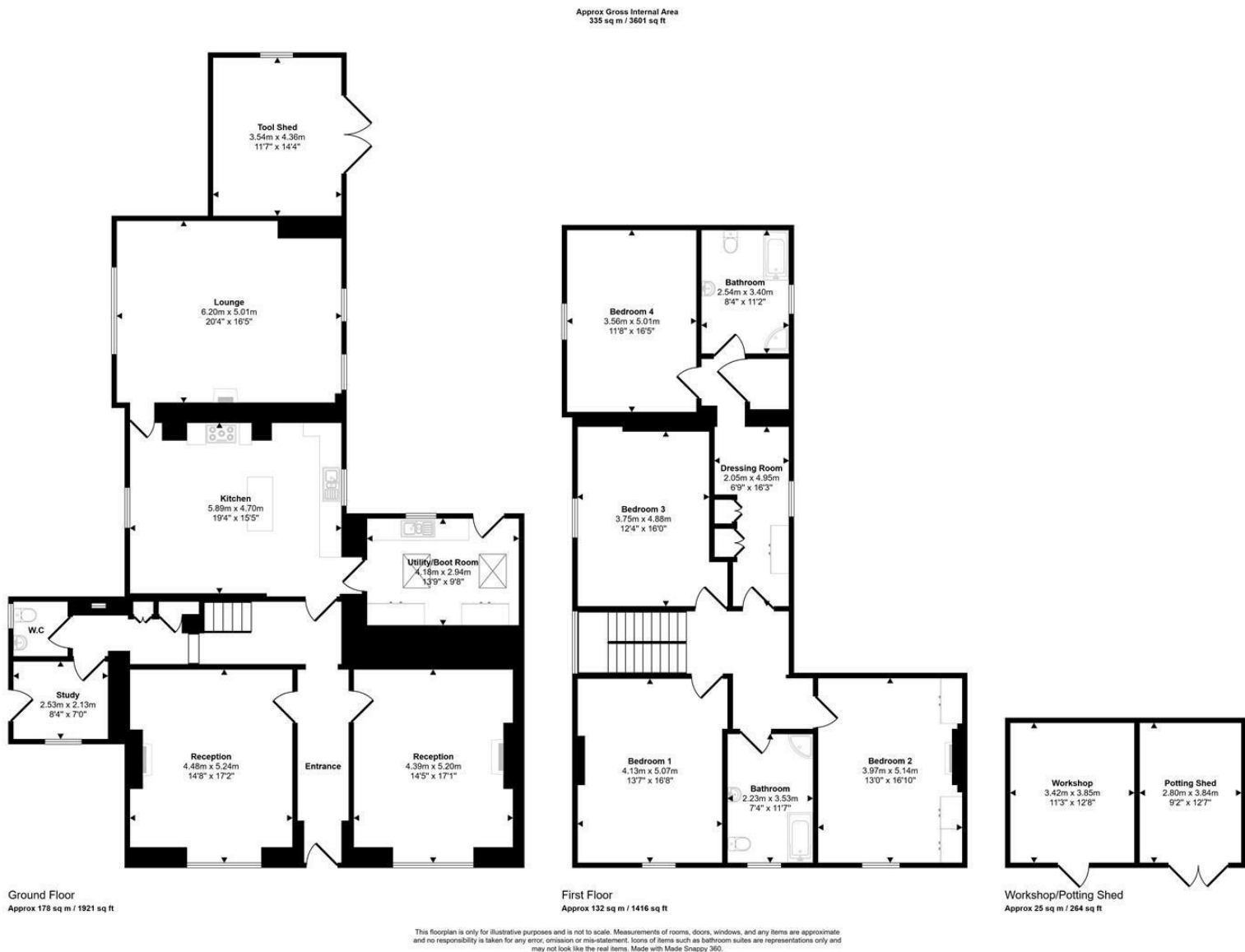




WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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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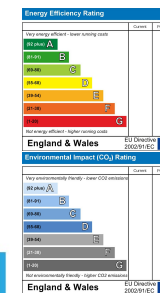


## Craig Y Mor Llansteffan, Llansteffan, Carmarthen, SA33 5JY

- DETACHED HOUSE
- THREE RECEPTION ROOMS
- OFF ROAD PARKING & GARAGE/WORKSHOP
- APPROXIMATLY 1.3 ACRE GARDEN
- HEATING-OIL
- FOUR BEDROOMS
- TWO FAMILY BATHROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- SEA VIEWS
- EPC-TBC

Offers In Excess Of £850,000

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



## We Say...

Craig y Môr, Llansteffan

Some houses are built in a place. Craig y Môr, "Rock of the Sea", belongs to one. Standing in the heart of Llansteffan since the late 18th century, this handsome Georgian former rectory has watched over village life for more than 250 years, its windows framing the very views that define this celebrated corner of the Carmarthenshire coast: the Towy Estuary and the ancient silhouette of Llansteffan Castle.

Sympathetically renovated by the current owners, and unlisted, Craig y Môr pairs the poise of fine Georgian architecture with the comfort of an exceptional modern family home. Working period fireplaces and two log burners warm the three reception rooms, a sitting room, dining room and family room, the latter flowing from a welcoming kitchen-diner with adjoining utility room and a downstairs w.c. Four double bedrooms are served by two family bathrooms, including a principal suite with dressing room.

What truly distinguishes Craig y Môr is its setting and walkable lifestyle. Set within approximately 1.3 acres of mature gardens and grounds, a rare privilege in the heart of the village, it enjoys an unexpected sense of privacy while every amenity sits on the doorstep, from the Village Stores and pubs to the beach and castle.

A large terrace commands panoramic estuary and castle views, ideal for outdoor dining. An extensive garden outbuilding offers potential for stabling or other uses, complemented by an attached workshop, ample storage, and parking for five or more vehicles.

Craig y Môr offers a lifestyle rarely found: Georgian grandeur, the tranquillity of substantial private grounds, and the convenience of one of West Wales' most sought-after coastal villages. Homes of this age, stature and setting rarely come to market, Craig y Môr is one of those rare opportunities.



DIRECTIONS

From Dark Gate in Carmarthen, head towards Heol Y Felin (Mill Street) and continue onto Llammas Street. Turn right onto Morfa Lane (B4312), then at the roundabout take the left exit onto Picton Terrace, continuing to follow the B4312. Continue along Llansteffan Road (B4312) for approximately 7.4 miles, where the destination will be found on the right-hand side. what3words: ///purist.harps.euphoric

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 H  
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/07/26 OK

LOCATION AERIAL VIEW

