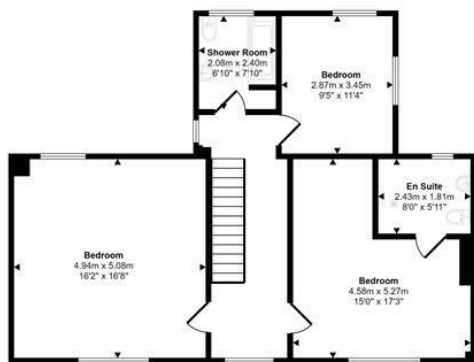




Ground Floor
Approx 155 sq m / 1665 sq ft



First Floor
Approx 79 sq m / 851 sq ft



Shed / Bar Room
Approx 28 sq m / 298 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.

GENERAL INFORMATION

VIEWING: STRICTLY 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 E

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.

IRK/REM/07/24 OK

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

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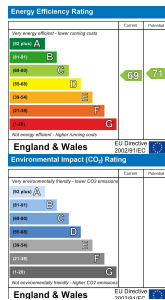


Belmont Llangain, Carmarthen, SA33 5AH

- DETACHED HOUSE
- SELF-CONTAINED ANNEX
- RURAL LOCATION
- APPROX THREE MILES TO LLANSTEFAN
- OIL CENTRAL HEATING
- FIVE BEDROOM THREE BATHROOM
- 0.34 OF ACRE APPROX
- OFF ROAD PARKING
- SOLAR PANELS WITH STORAGE BATTERIES
- EPC - C

Offers In Excess Of £550,000

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The Agent that goes the Extra Mile





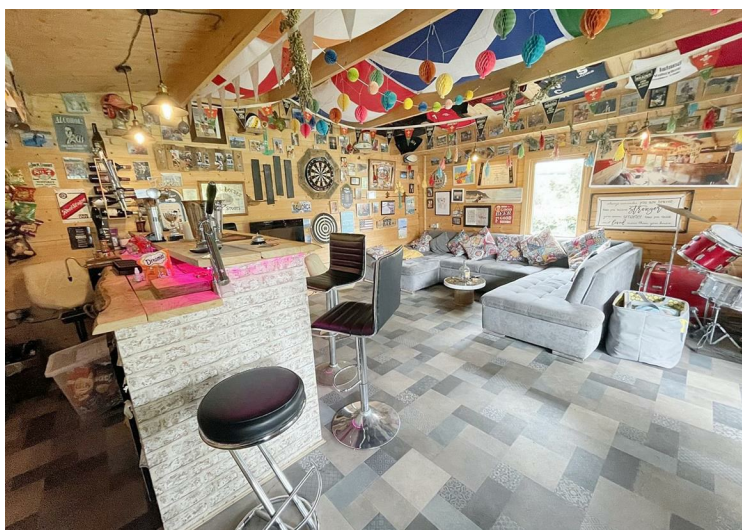
Welcome to this unique five bedroom, three bathroom detached house located in the picturesque village of Llangain, Carmarthenshire. This property boasts not only two reception rooms but also a self-contained annex, perfect for guests or as a rental opportunity.

Situated on a 0.34-acre plot in a tranquil rural setting, this house offers ample space for a growing family or those who love to entertain. The detached bar in the garden is a fantastic feature, ideal for socialising year round with friends and family.

Parking will never be an issue with off-road parking available for up to 5 vehicles, ensuring convenience for you and your guests. The property's detached status provides privacy and a sense of exclusivity, making it a truly desirable home.

Whether you're looking for a peaceful retreat or a spacious property to accommodate your family's needs, this house in Llangain has it all. Don't miss out on the opportunity to make this charming property your new home.

The County town of 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, the Carmarthen Campus of The University of Wales, Trinity Saint David, and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English.



DIRECTIONS

From our office on Dark Gate in Carmarthen, 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, After approximately 4.6 miles turn left. The property will be on your right. What3Words Reference; [///acute.directs.states](https://www.what3words.com/acute.directs.states)

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