



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 Mode Property 200.

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

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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.

CFP/REM/01/23/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.

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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Briallu Gwyllt[^] Llysonnen Road, Carmarthen, Carmarthenshire, SA33 5EH

- DETACHED HOUSE
- RURAL LOCATION
- BEAUTIFULLY PRESENTED
- GARAGE
- WITHIN EASY REACH OF CARMARTHEN
- FOUR DOUBLE BEDROOMS
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- REAR GARDEN
- EPC RATING: D

Guide Price £365,000

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The Agent that goes the Extra Mile



*** FOR SALE BY AUCTION UNLESS A SALE IS AGREED PRIOR TO AUCTION ***
BUYER FEES, ADMIN FEES AND OTHER FEES APPLY - See legal pack and special conditions in the contract for more information.

A fantastic opportunity to purchase this beautifully presented detached four-bedroom house in a lovely countryside location yet within easy reach of Carmarthen Town.

The property offers many character features including wood beams, exposed stone walls and wood burners yet with a modern twist. The extension to the side has been sympathetically done to ensure it feels in keeping with the rest of the house and offers an amazing living space with doors out onto the garden.

The property briefly comprises; a utility room with access from the driveway as well as the garden, very good for muddy feet or paws. Entering from the utility you have a downstairs shower room off to the right and the open-plan kitchen/diner ahead, which has had a new kitchen fitted in 2022 and is a beautiful addition to the property. You also have a separate lounge/cwtch with wood burning stove and the main living room which is situated in the extension with wood burning stove and patio doors onto the garden. Upstairs there are four double bedrooms, with so much character and charm as well as the family bathroom.



DIRECTIONS

From our Office in Dark Gate, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn right onto Heol Dwr/Water St. Continue onto Fountain Hall Terrace. Continue onto Lime Grove Ave. Continue onto Trevaughan Rd. Continue onto Henfwlch Rd. Turn left. Continue onto Llysonnen Rd. The property will then be on your right. What3Words Reference: stag.toned.condense.

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