

#### 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 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/05/24/ OK REM

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](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655



## Delfryn Henfwlch Road, Carmarthen, SA33 5EL

- DETACHED HOUSE
- THREE RECEPTION ROOMS
- VERSATILE ACCOMADATION
- DETACHED DOUBLE GARAGE
- HEATING - OIL
- FOUR BEDROOMS
- OFF ROAD PARKING
- FRONT AND REAR GARDEN
- RURAL LOCATION
- EPC RATING - E

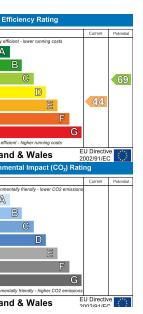
**£325,000**

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***The Agent that goes the Extra Mile***



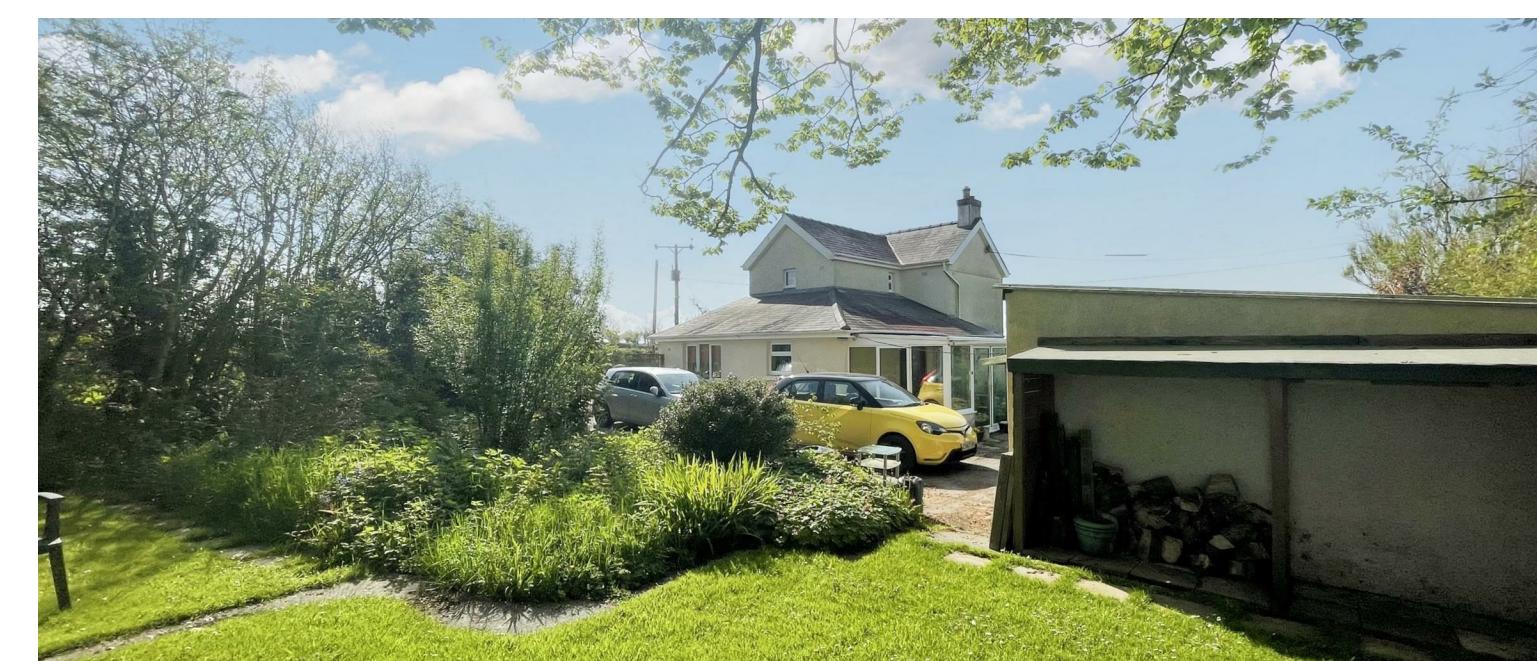


A fantastic opportunity to purchase this detached four-bedroom property in a lovely countryside location yet within easy reach of Carmarthen Town. Situated in a rural location, this house offers stunning countryside views, allowing you to immerse yourself in the beauty of nature right from your doorstep. Whether you're enjoying a peaceful morning coffee or hosting gatherings with friends and family, the scenic backdrop will surely impress.

The property briefly comprises; entrance hall, two reception rooms one with log burner perfect for cosy evenings, dining room, kitchen, conservatory and downstairs double bedroom with shower room. Upstairs the property comprises; three further bedrooms and family bathroom.

Externally the property offers off road parking for two vehicles, detached garage, wrap around garden made of lawned and patio area, allowing you to sit back and relax whilst the children and dog play.

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. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Vue Cinema complex, restaurants, bars, and a multi-storey car park. The town is also served by direct intercity trains from West Wales to London.



## DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate, 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, Continue onto Henfwlch Rd, The property will be on the left. What3Words Reference: ///shows.ivory.revision

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.