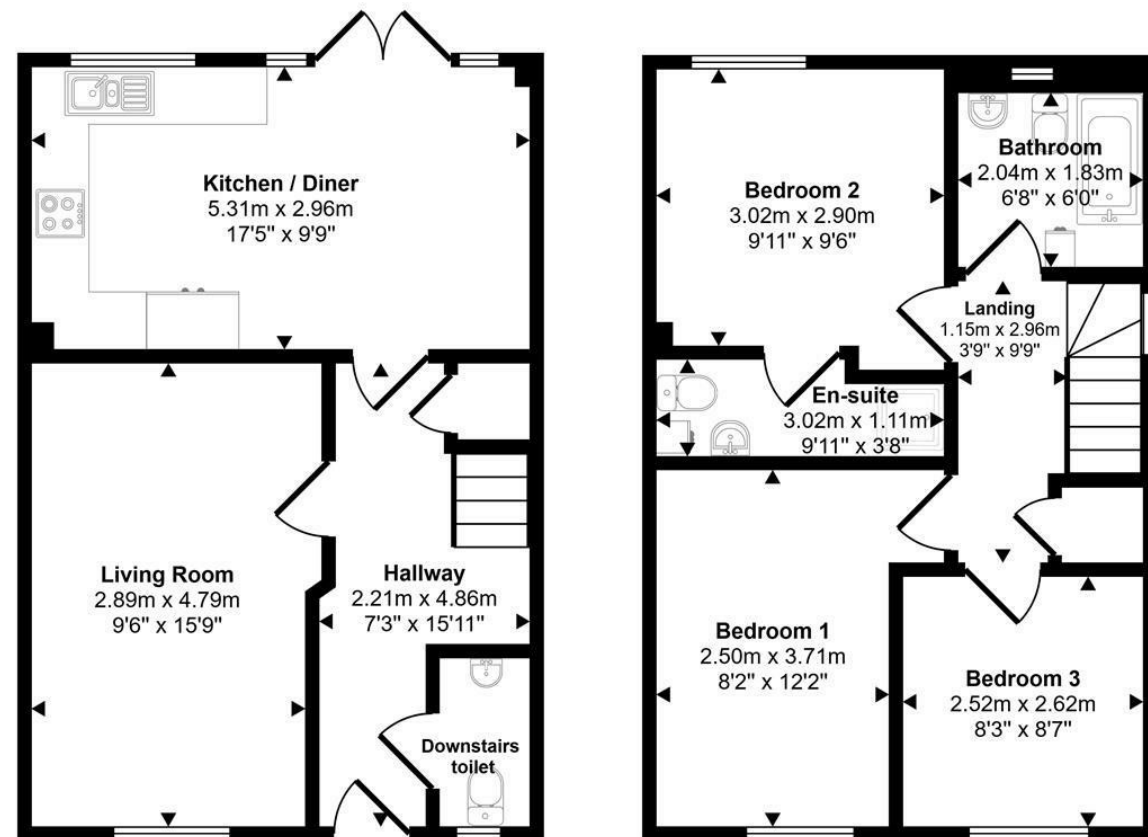


Approx Gross Internal Area
83 sq m / 894 sq ft



Ground Floor
Approx 42 sq m / 452 sq ft

First Floor
Approx 41 sq m / 442 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 D
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.
/LSM/09/25 DRAFT

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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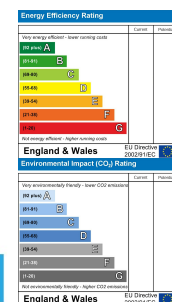


20 Maes Lewis Morris, Llangunnor, Carmarthen, Carmarthenshire, SA31 2PL

- SEMI-DETACHED
- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- REAR GARDEN
- GAS CENTRAL HEATING
- BEAUTIFULLY PRESENTED
- ONE RECEPTION ROOM
- CLOSE TO PRIMARY SCHOOL
- DRIVEWAY PARKING
- EPC TBC

£250,000

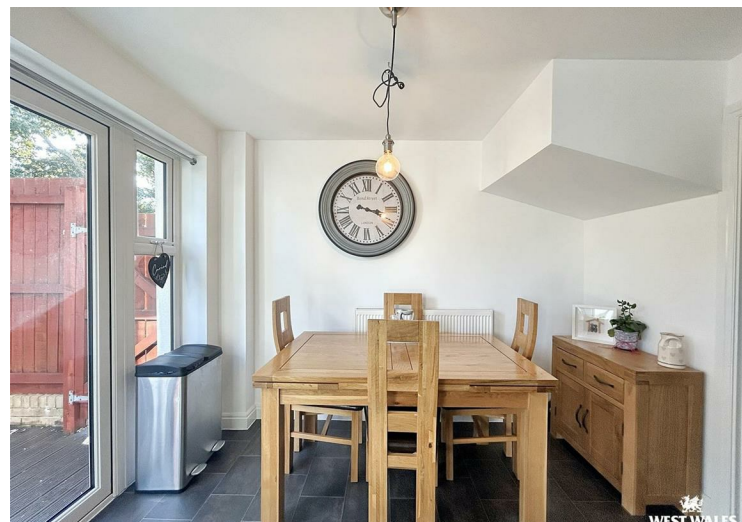
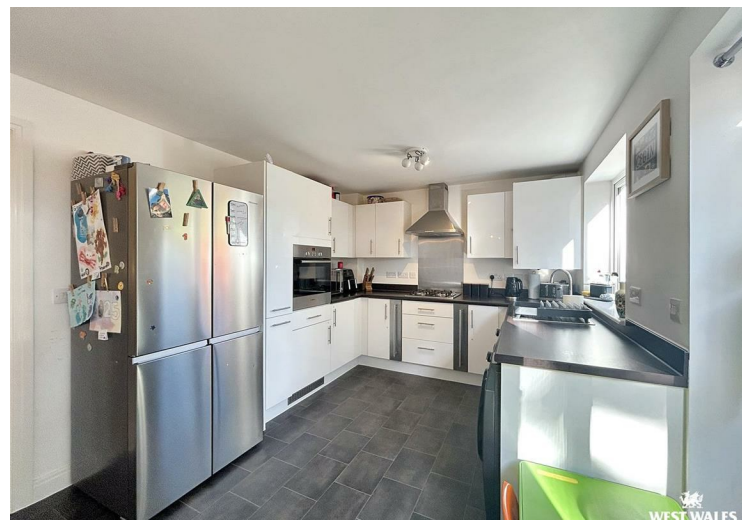
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The Agent that goes the Extra Mile





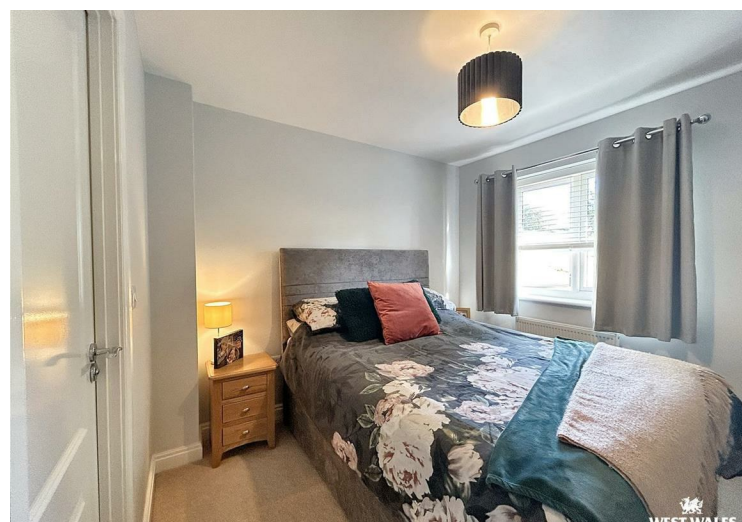
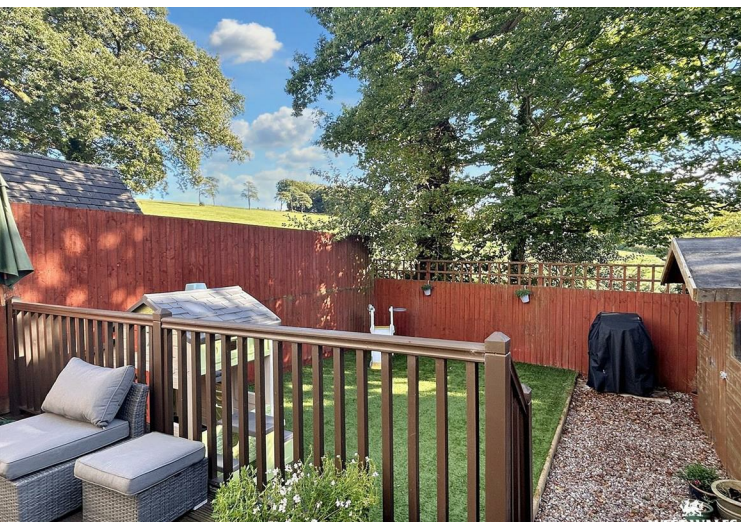
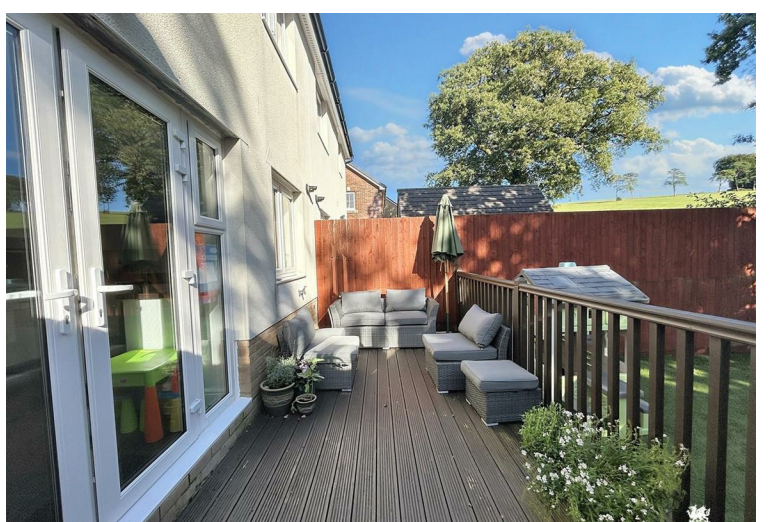
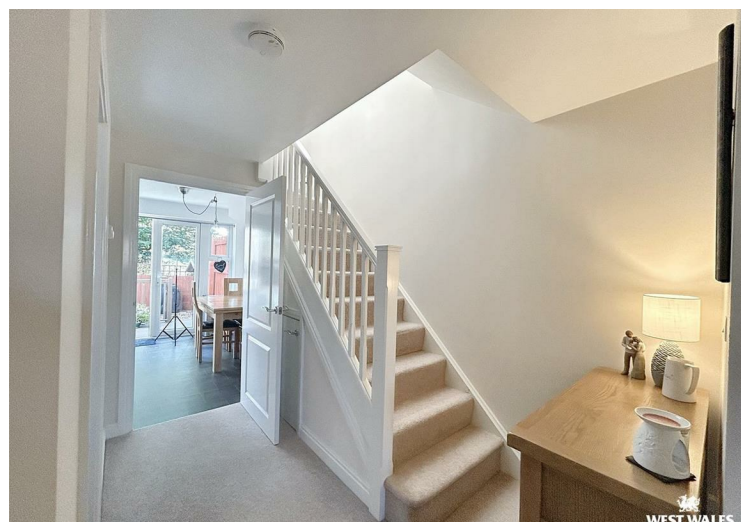
An excellent opportunity to purchase this beautifully presented three bedroom home, located in a cul-de-sac in the sought-after area of Llangunnor, Carmarthen with countryside views.

The property comprises of an entrance hall that leads into the living room, a downstairs WC, and a modern open-plan kitchen/diner. From the dining area, patio doors open onto a decked area with steps down to a low-maintenance artificial lawn—perfect for entertaining guests or enjoying quiet outdoor relaxation.

Upstairs, the property offers three bedrooms. The master bedroom benefits from its own en-suite shower room, while a contemporary family bathroom serves the remaining rooms.

Externally, the home boasts a private driveway to the side, providing ample off-road parking and access to the rear garden.

Llangunnor sits on the outskirts of Carmarthen town and the village of Llangunnor boasts a primary school and a park area, complete with playground and grass areas, ideal for children and dog walking and a local convenience store. Carmarthen 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 inter city trains from West Wales to London and Manchester.



DIRECTIONS

Starting from Dark Gate in Carmarthen, head west towards Heol Y Felin/Mill Street and continue onto Llamas Street. Turn left onto Morfa Lane (B4312), then at the roundabout take the first exit onto the A4242, going straight through the next roundabout. Turn right onto the A484, and at the following roundabout take the second exit onto Pensarn Road. Continue to the next roundabout and take the first exit onto Rhiw Babel, which leads onto Mount Pleasant. Turn left onto Maes Lewis Morris, then make a right to stay on Maes Lewis Morris. Your destination will be on the left. What three words: deputy.soon.earth

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