Approx Gross Internal Area
175 sq m / 1887 sq ft

Ground Floor
Approx 108 sq m / 1166 sq ft

First Floor
Approx 67 sq m / 721 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.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water
HEATING: Oil
TAX: E

We would respectfully ask you to call our office before you view this property internally or externally

IRK/LLE/06/25/Ok EJL

FACEBOOK & TWITTER
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https://www.facebook.com/westwalesproperties/

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

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www.westwalesproperties.co.uk

Brynteg Llanybri, Carmarthen, Carmarthenshire, SA33 5HF

- SEMI-DETACHED HOUSE
- LIVING ROOM WITH LOG BURNER
- IDEAL FAMILY HOME
- NO CHAIN
- OIL CENTRAL HEATING
- THREE DOUBLE BEDROOMS
- UTILITY ROOM
- OPEN KITCHEN/DINER
- DRIVEWAY PARKING
- EPC RATING: E

No Onward Chain £300,000

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The Agent that goes the Extra Mile

NO ONWARD CHAIN

A beautifully presented semi-detached cottage, located in the popular village of Llanybri. Offering a perfect blend of modern comfort and traditional character, the property would make a brilliant family home. Retaining some lovely character features including original quarry tile flooring in the hallway, viewing is highly recommended!

The accommodation comprises; entrance porch, hallway, two reception rooms including a living room featuring a cosy wood burning stove. The second reception room is currently utilised as a family room, and could also double up as a fourth downstairs bedroom when guests come to stay. An open plan kitchen/diner is the heart of the home, creating an ideal space for family meals and social gatherings. Downstairs also provides a w/c, and a thoughtfully converted garage which provides a dedicated work-from-home space and additional utility area. Upstairs there are three double bedrooms and a family bathroom. The home benefits from oil central heating and UPVC double glazed windows.

Externally, entering through a cast iron gate, a pathway leads up to the front door and is surrounded by mature gardens. Offering an abundance of established shrubs and flowers, there is also a courtyard to the rear, providing the perfect spot for outdoor dining. Driveway parking to the front provides off road parking for two cars.

Often described as Wales' best kept secret, the idyllic village of Llansteffan, lies just 2 miles away and is one never to be overlooked. Its lively community spirit, colourful characters and untouched qualities are just a few of the many reasons to consider this beautiful area. Llansteffan castle built by the Normans in the 12th century stands prominently above the village and adds even more local interest. The village benefits from a vibrant community shop, galleries, pubs and restaurants and fantastic walks and views.

DIRECTIONS

From the Carmarthen office head southwest on Darkgate Street towards Bridge Street. Turn left onto Bridge Street and continue onto the A40. Follow the A40 out of Carmarthen, heading west toward St Clears. After about 4 miles, turn right onto the B4312, which is signposted for Llanybri. Continue on the B4312 for approximately 3 miles, then turn left onto the road that leads to Brynteg. Drive a short distance, and your destination, Brynteg, Llanybri, will be on the left. What3words: certified.feuds.blame

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