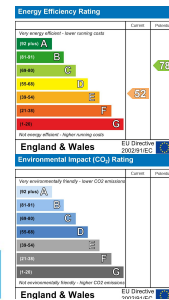


## Church House Church Road, Llansteffan, Carmarthen, Carmarthenshire, SA33 5JT

- THREE BEDROOM DETACHED HOUSE
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED
- CLOSE TO VILLAGE AMENITIES
- OIL CENTRAL HEATING
- THREE BATHROOMS
- CHARACTER FEATURES
- SHORT WALK TO BEACH
- 20 SQ M OUTBUILDING WITH PLUMBING AND ELECTRIC
- EPC RATING E

**Offers In Excess Of £500,000**

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT  
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



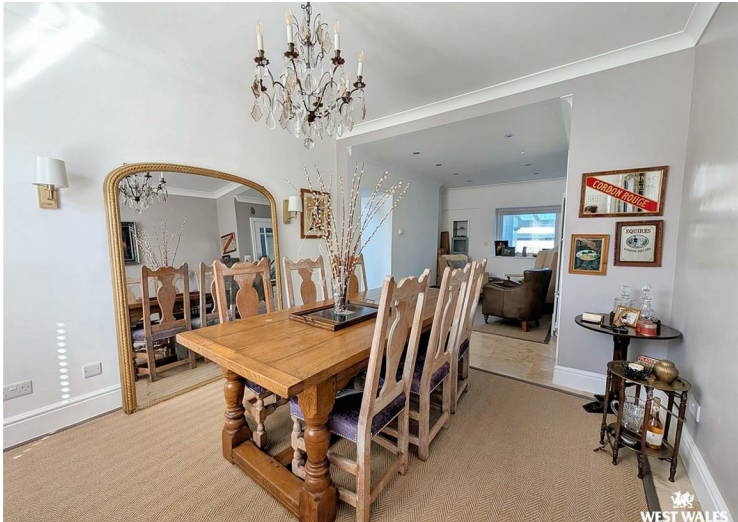
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

**The Agent that goes the Extra Mile**

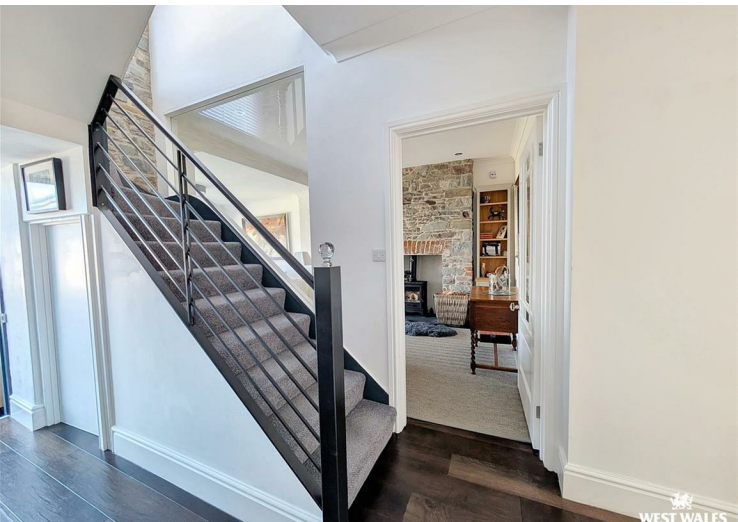






Beautifully presented throughout, this charming three-bedroom detached Victorian house offers a rare combination of period character and modern living, ideally situated just a short walk from the beach and local amenities. The property features a thoughtfully designed and flexible layout, including lounge, a separate dining room, and three bathrooms finished to a high standard. One of the bedrooms (currently used as a study) and a bathroom are conveniently located on the ground floor, offering excellent accessibility for guest accommodation. Upstairs, master suite boasts an en-suite bathroom and a private dressing room, providing a luxurious retreat. The third bedroom and third bathroom are also on the first floor.

Additional highlights include a well-equipped kitchen, a separate utility room at the rear, and a pleasant seating area adjoining the dining space—ideal for relaxing or entertaining. A standout feature is the 20 square meter outbuilding, perfect for use as a home office, studio, or gym. The property also benefits from off-road parking. This freehold home combines elegance, practicality, and an enviable location, making it an excellent choice for a range of buyers. Early viewing is highly recommended to appreciate all this property has to offer.



### DIRECTIONS

From our Carmarthen office 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 for around 7.5 miles. Turn left onto Church Rd and the property will be on your left-hand side. What Three Words Reference - glider.louder.pardon

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