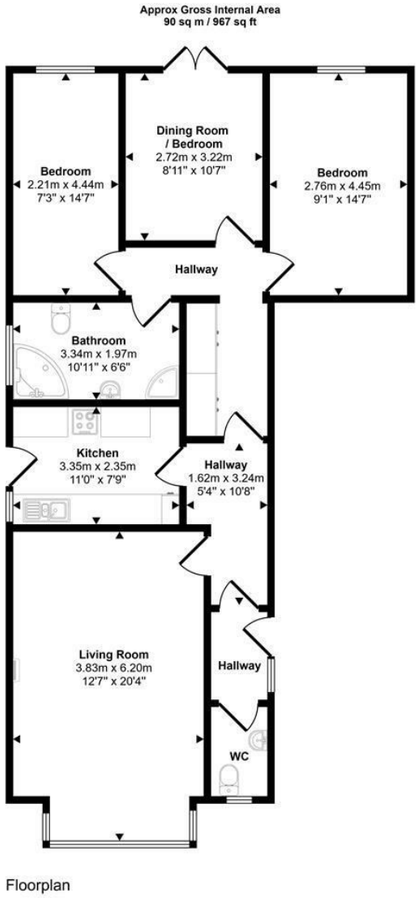


Floorplan

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: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band E
HEATING: Electric

REF: CFP / LSM / OCT 25 / OK REM

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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,

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

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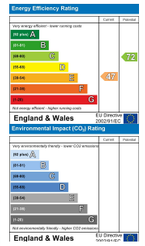
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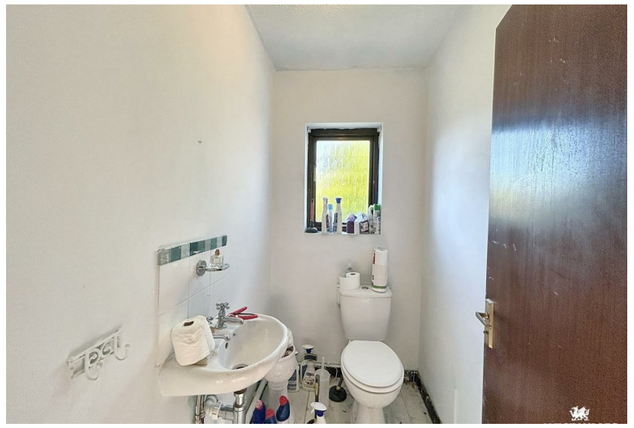














MODERN AUCTION
A traditionally built, bay-fronted, three-bedroom detached bungalow situated in the sought-after village community of Llangain.

Internally the property features a living room and kitchen. While the current owners use one of the three bedrooms as a dining room, the home easily functions as a three-bedroom property. A family bathroom and separate WC complete the layout. With scope for modernisation, this home presents a great opportunity to update and add value.

The property benefits from double glazing throughout and electric heating. The vendors advise they have Open Reach Super Fast Broadband.

The bungalow features both front and rear gardens, with mature shrubs providing privacy and a touch of character. A private driveway leads to a garage, offering convenient off-road parking.

Llangain has a Primary School and is located on the B4312 'Carmarthen to Llansteffan Road'. Located approximately 4 miles from the sandy beach and Castle at Llansteffan that also offers a Primary School and Public Houses, and the Towy Boat Club is located just 2.5 miles away, on the way to Llansteffan. Llangain is just 3 miles from the Leisure Centre and 'Q.E. High' Secondary School on the 'Llansteffan Road' in Johnstown and is located some 4 miles south of the readily available facilities and services at the centre of the County and Market town of Carmarthen and A40 trunk road.

Carmarthen 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.







DIRECTIONS

Starting from our office in Dark Gate in Carmarthen, head west towards Heol Y Felin (Mill Street) and continue onto Lammas Street. After about 0.3 miles, turn right onto Morfa Lane (B4312). At the roundabout, take the first exit onto Picton Terrace (still B4312) and continue following this road. After approximately 0.8 miles, turn left onto Llansteffan Road (B4312) and stay on it for around 4 miles. Then, turn left onto Maesyrawel, followed by another left onto Dol-Y-Dderwen. Your destination, 22 Dol-Y-Dderwen, Llangain, Carmarthen SA33 5BE, will be on the right. What three words: petition.zebra.inherits

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