

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

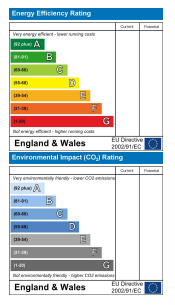


Clydfan Cynwyl Elfed, Carmarthen, Carmarthenshire, SA33 6TL

- Terraced House, with off road parking
- Five Bedrooms
- Garden with summer house
- Garage and Driveway
- Heating: Air Source Heat Pump
- No Chain
- Four Reception Rooms
- Countryside Views
- Solar Panels
- EPC - TBC

£550,000

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## We Say...

A wonderful opportunity has arisen to purchase this terraced house, with off road parking, located in the village of Cynwyl Elfed with a good range of local amenities and is located approximately 7 miles from the market town of Carmarthen.

This five-bedroom home offers accommodation to suit a variety of living needs, including multi-generational living. With four reception rooms, the layout provides flexibility for family life, work, and leisure. Original fireplaces and other period features are present throughout the property.

The house is set within approximately 0.88 acre of grounds, laid out to include lawns, mature trees, and a wood cabin, that is complete with electric, water and internet, providing additional space for hobbies, relaxation or an office space for working from home. At the boundary of the garden, a river runs along the edge, creating a natural backdrop to the outdoor setting, along with countryside views and the added benefit of a garage / workshop, storage sheds and ample driveway for four or five vehicles these grounds really have a lot to offer.

The size and thoughtful layout of the property provide a balance of shared family spaces and private retreats, offering flexibility to adapt the accommodation to evolving needs.

## Location

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 inter city trains from West Wales to London and Manchester.



## DIRECTIONS

From Dark Gate in Carmarthen, head out onto Lammas Street and follow signs for the A484. Continue on the A484, going through the roundabouts and following it onto Bronwydd Road. Stay on the A484 until you reach Cynwyl Elfed, Carmarthen SA33, which will be on your left. What three words: control.adverbs.prospered

## GENERAL INFORMATION

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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

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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.

CFP/LSM/OK/09/25

## LOCATION AERIAL VIEW

