



GENERAL INFORMATION
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.
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 TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.
CFP/LSM/07/25 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

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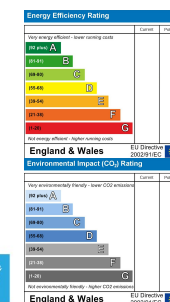


4 Dan Y Cwarre, Carway, Kidwelly, Carmarthenshire, SA17 4JA

- DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- EN SUITE AND FAMILY BATHROOM
- GARAGE
- HEATING -
- THREE BEDROOMS
- CONSERVATORY
- OFF ROAD PARKING
- LOW MAINTENANCE REAR GARDEN
- EPC -

£195,000

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The Agent that goes the Extra Mile





This beautifully presented, modern three-bedroom detached property has been finished to a high standard throughout, offering a turn-key home ideal for contemporary family living. Located in a sought-after residential area on the edge of the scenic Ffos Las Racecourse, within easy reach of local amenities and excellent transport links.

To the front of the home, a private driveway and garage provide convenient off-road parking for up to two vehicles. Stepping inside, you'll find a bright and airy interior design with both comfort and practicality in mind. The ground floor comprises a lounge filled with natural light, offering an ideal space for relaxation or entertaining guests. A modern kitchen/diner is fitted with sleek cabinetry, providing ample space for cooking and dining. The adjoining conservatory adds further living space, perfect for enjoying views of the garden throughout the seasons. A useful ground floor WC completes the downstairs layout.

Upstairs, the property continues to impress with three bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Outside, the rear garden has been thoughtfully landscaped for low-maintenance living. A generous decked area provides the perfect spot for outdoor dining, summer barbecues, or simply soaking up the sunshine. The garden also features a side gate for easy access to the front of the property.

Situated just on the edge of Ffos Las Racecourse, the property is ideally placed for access to local attractions such as Pembrey Country Park and Glyn Abbey Golf Club. The nearby towns of Burry Port, Llanelli, and Carmarthen offer a wide range of amenities, including shops, supermarkets, bars, restaurants, railway stations, and schools. The adjacent village of Trimsaran also provides local conveniences such as shops, and a primary school, making the area particularly appealing for families.



DIRECTIONS
From our office on Dark Gate in Carmarthen, Head west on Dark Gate, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 3rd exit onto A484, At the roundabout, take the 3rd exit and stay on A484, At the roundabout, take the 2nd exit and stay on A484, Turn left onto B4309, Continue onto B4309, Turn right onto B4317, At the roundabout, continue straight onto Heol Waunhir, Slight left onto Heol Dyffryn Aur, Turn right onto Ffordd Maes Gwilym, Turn left onto Heol Waungron, Turn left to stay on Heol Waungron, Turn left onto Dan Y Cwarre, The property is on the right. What3Words Reference: //wublant.watchoos.expensive
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.