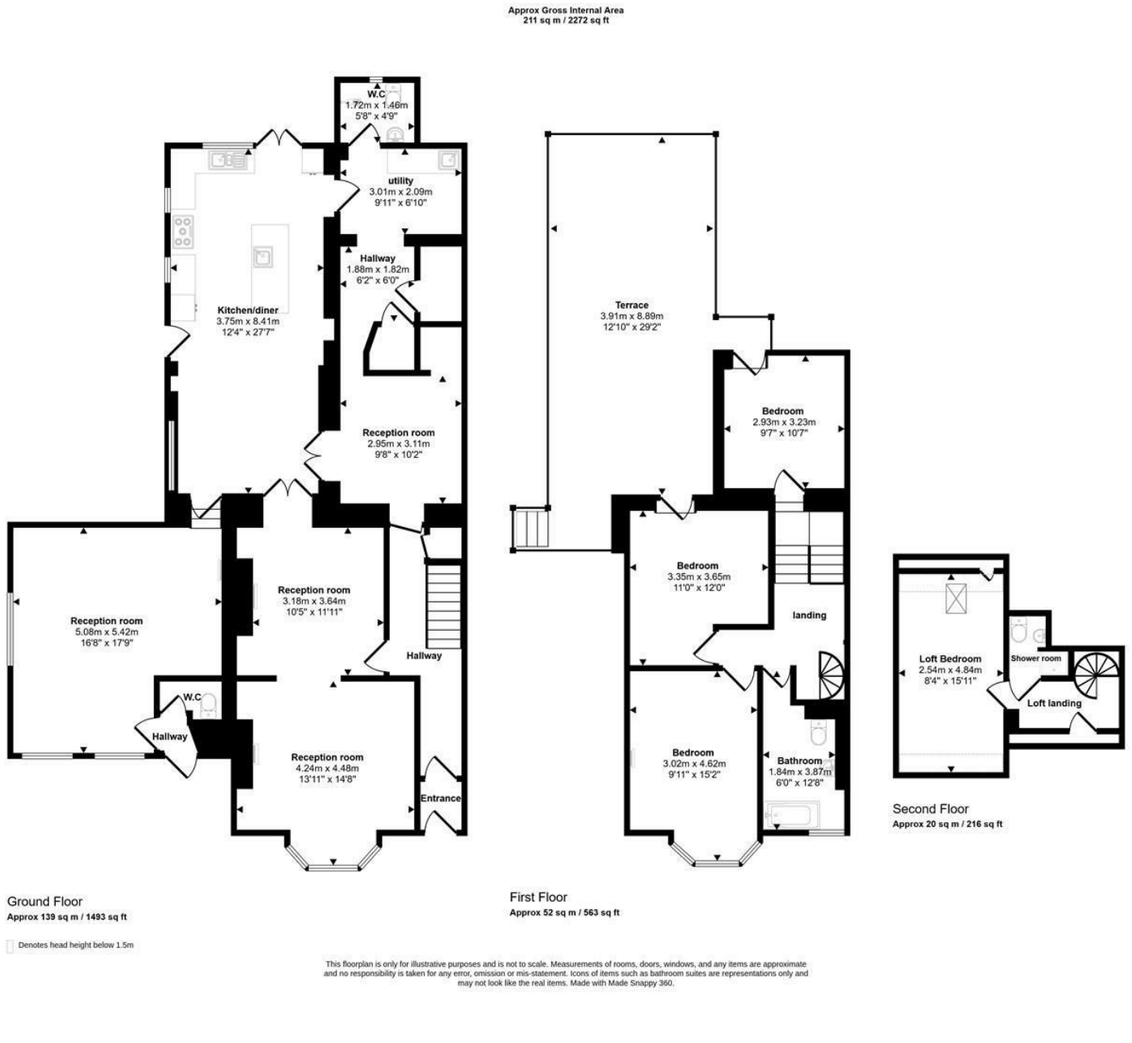


WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.

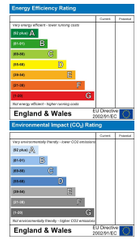
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We Say...

Capture the essence of coastal luxury in this semi-detached home, perfectly positioned to showcase panoramic estuary and sea-side views from its elevated vantage point in the highly sought-after village of Llansteffan. This well-appointed family residence offers versatile and flowing living accommodation across multiple levels.

You are welcomed by a grand entrance hall leading to a series of reception rooms on the ground floor, perfect for sophisticated entertaining or relaxed family life. A remarkable kitchen and diner creates a social heart of the home, with a man cave also adjacent to the kitchen, while a convenient ground-floor W.C. featuring a downstairs wetroom and a practical utility room complete this level.

Ascending to the first floor, you will find three well-proportioned bedrooms alongside a separate, stylishly designed family bathroom. Continuing the journey upwards, the second floor is dedicated to an impressive bedroom loft conversion, offering an incredible elevated vantage point and a private, tranquil retreat complete with its own dedicated shower room.

Step outside to discover invaluable off-road parking, a rare find in this historic village. The enclosed garden offers a tranquil, private sanctuary for children, pets, or al-fresco dining under the Welsh sun.

Llansteffan itself is a gem of the Towy Estuary, famed for its imposing Norman castle, extensive sandy beach, scenic coastal walks, and a thriving, friendly community, all while remaining conveniently connected to the larger town of Carmarthen. This is an unparalleled opportunity to secure a substantial home and embrace the idyllic charm of coastal village living.







DIRECTIONS

Starting from our offices on Dark Gate in Carmarthen, head towards continue onto Lammas Street. Turn right onto Morfa Lane/B4312, then at the roundabout take the left-hand exit onto Picton Terrace/B4312, continuing to follow the B4312. After approximately half a mile, turn left onto Llansteffan Road/B4312 and continue along this road. The destination will be on your left. what3words:///hotspots.coder.befitting

GENERAL INFORMATION

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 F
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/JTP/08/26 DRAFT CFP

LOCATION AERIAL VIEW











