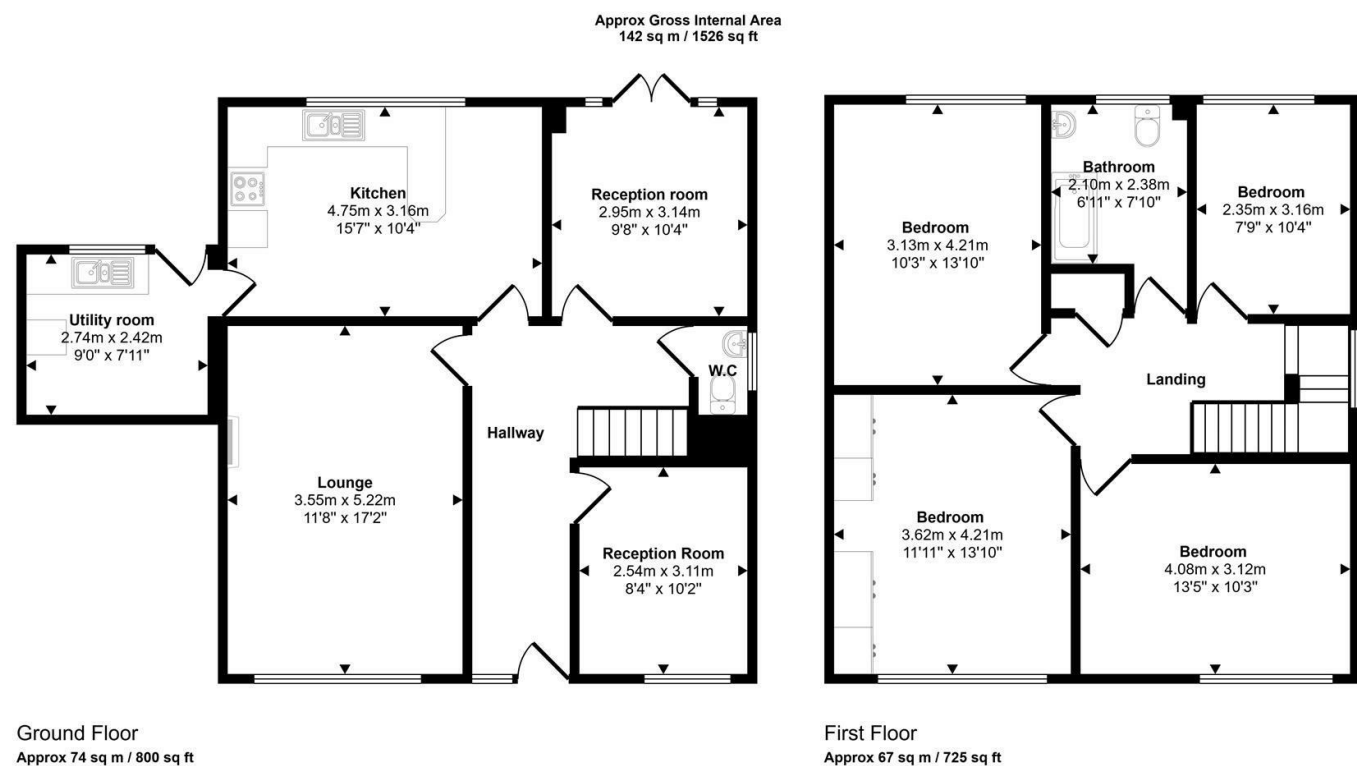




GENERAL INFORMATION

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: E

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @VWVProps

<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/06/26 DRAFTCFP

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

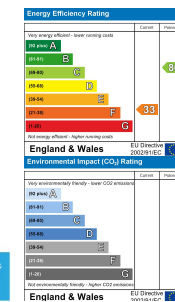


10 Llygad Yr Haul, Carmarthen, SA31 2LB

- DETACHED HOUSE
- THREE RECEPTION ROOMS
- IN NEED OF MODERNISATION
- FRONT LAWN & BACK GARDEN
- EPC-TBC
- FOUR BEDROOMS
- OFF ROAD PARKING GARAGE
- DOWNSTAIRS W.C
- FAMILY BATHROOM
- HEATING-OIL

Offers In The Region Of £260,000

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

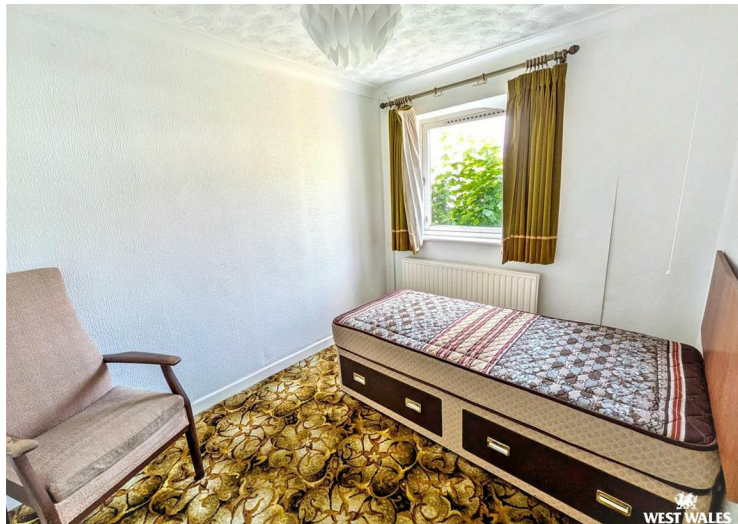
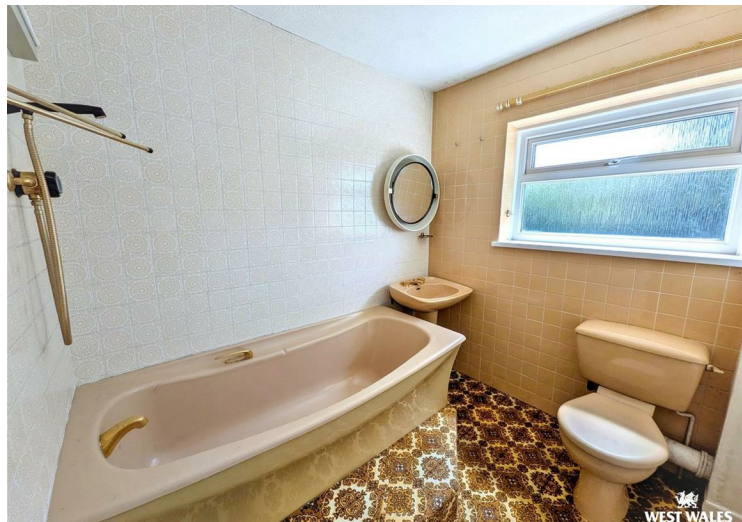
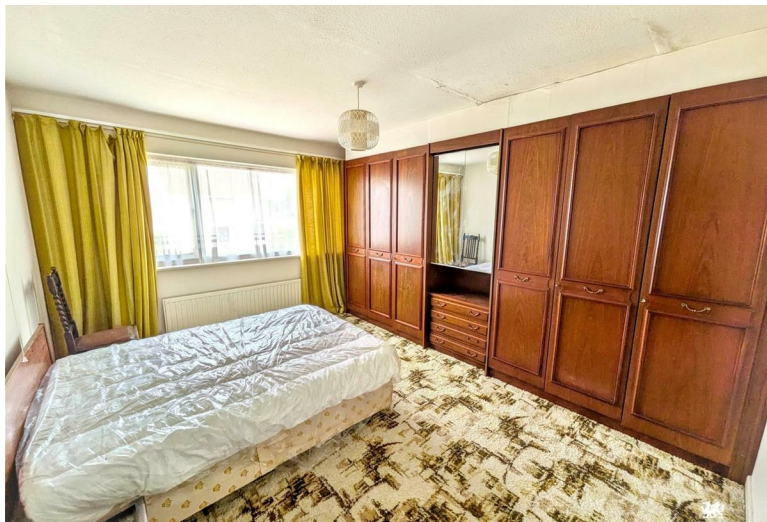
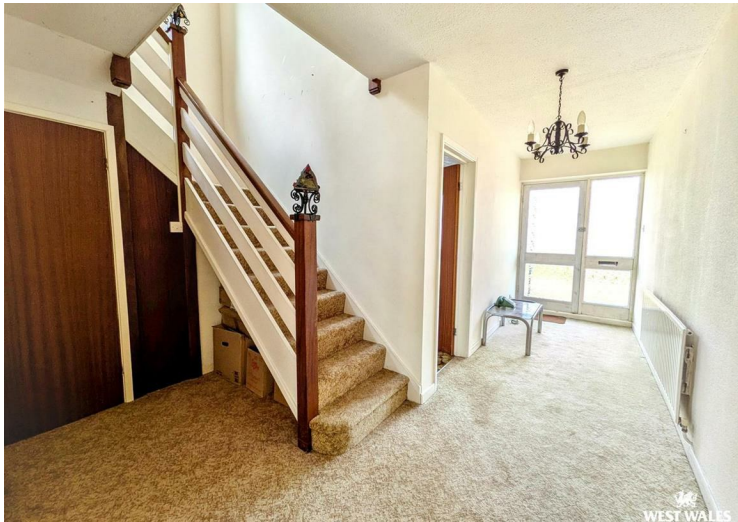


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The Agent that goes the Extra Mile

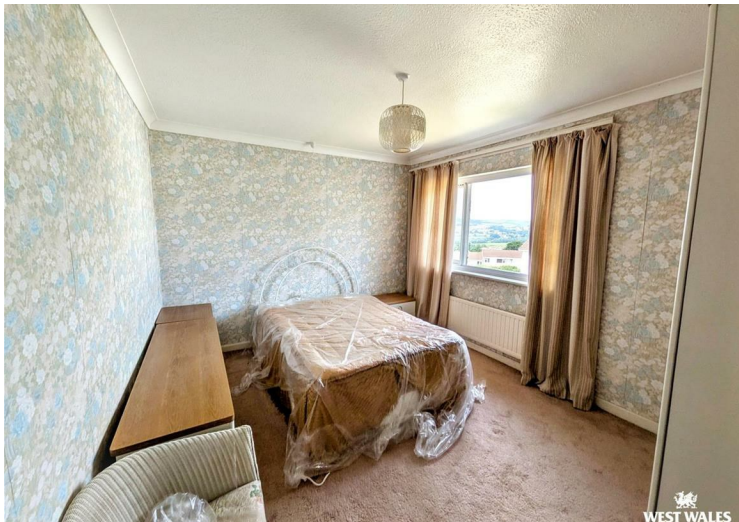




Offering the opportunity to create a home to your own specification, this four-bedroom detached property is ready for its next chapter. Located within village of Llangunnor, the property enjoys views towards Carmarthen and is situated a short distance from Carmarthen town, providing convenient access to a range of amenities, schools, and transport links.

With three reception rooms, a downstairs WC, four bedrooms, a family bathroom, off-road parking, a garage, and front and rear gardens, the property provides a well-balanced layout for family life. Requiring modernisation throughout, it offers buyers the chance to transform it into a beautiful family home finished to their own taste and style.

Early viewing is highly recommended to appreciate everything this property has to offer.



DIRECTIONS

From our offices on Dark Gate in Carmarthen, follow Lammas Street before turning left onto Morfa Lane (B4312). At the roundabout, take the first exit onto the A4242 and continue straight through the next roundabout. Turn right onto the A484, then at the following roundabout take the second exit onto Pensarn Road. Continue along Pensarn Road and, at the next roundabout, turn left onto Rhiw Babell. Follow the road before turning left onto Brynmeurig, then continue straight onto Heol Blaengwastod. Finally, turn right onto Llygad Yr Haul, where you will reach your destination. What3words:///voice.bridge.hung

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