

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.

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 E

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<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 OK EJJ

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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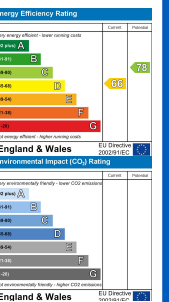


5 Bro Helyg, Rhydargaeau, Carmarthen, Carmarthenshire, SA32 7DT

- DETACHED HOUSE
- THREE RECEPTION ROOMS
- NO ONWARD CHAIN
- FRONT AND REAR GARDEN
- HEATING - OIL
- FOUR BEDROOMS
- EASY ACCESS TO CARMARTHEN TOWN
- OFF ROAD PARKING AND GARAGE
- CUL DE SAC LOCATION
- EPC - D

£325,000

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Situated just ten minutes from Carmarthen Town, this well-maintained family home offers a comfortable and versatile layout in the peaceful village of Rhydargaeau. The property benefits from excellent access to the full range of amenities offered by Carmarthen, including schools, shops, restaurants, hospital services, and public transport.

The ground floor features three separate reception rooms, providing plenty of flexibility for modern living. The main lounge includes a woodburning stove and French doors that open onto a rear patio, offering views over open countryside. There's also a separate sitting or dining room, along with a playroom or study at the front of the house. The kitchen is well equipped, fitted with a Rangemaster cooking range, dishwasher, and a variety of storage units. Adjacent to the kitchen, a useful utility room gives access to the rear garden and connects directly to the integral garage, which includes loft access with a pull-down ladder.

Upstairs, the home offers four bedrooms, including a main bedroom with en suite shower room. Two of the bedrooms face the rear, enjoying views over the surrounding landscape, while the other two look out to the front of the property. A family bathroom is fitted with a bath, shower attachment, wash basin, and WC, with a chrome towel radiator and spotlights completing the space.

Outside, the property is set back off the road in a quiet cul-de-sac and approached via a tarmac driveway with plenty of parking. The front garden is laid to lawn, and a path leads around to the rear, where a level garden features a central patio area—perfect for outdoor dining and taking in the rural outlook. The home benefits from oil-fired central heating and double glazing and has been carefully looked after and improved over the years.

The property is offered with no onward chain and viewing is highly recommended to appreciate all this property has to offer.



DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn right onto Heol Dwr/Water St, Turn right at the 1st cross street onto St Catherine St, Continue onto Barn Rd, At the roundabout, take the 1st exit onto Francis Terrace, Continue onto Richmond Terrace, Richmond Terrace turns right and becomes Old Oak Ln, At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484, Continue to follow A484, At the roundabout, take the 1st exit onto Bronwydd Rd/A484, At the roundabout, take the 2nd exit onto Dolgwili Rd/A4243, At the roundabout, take the 1st exit onto Dolgwili Rd/A485, Continue to follow A485, Turn right onto Bro Helyg. The property is on the right. What3Words Reference; <https://www.what3words.com/> See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.