

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:** 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 TBC

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Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO CFP/REM/05/24 OK REM

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

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## Glen View Heol Blaengwastod, Llangunnor, Carmarthen, Carmarthenshire, SA31 2LE

- FOR SALE VIA AUCTION
- DETACHED BUNGALOW
- CLOSE TO LOCAL AMENITIES
- VIEWS OVER CARMARTHEN
- HEATING - GAS
- THREE DOUBLE BEDROOMS
- MASTER EN-SUITE
- EASY TRANSPORT LINKS
- OFF ROAD PARKING
- EPC - D

By Auction £140,000

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*The Agent that goes the Extra Mile*



A fantastic opportunity to purchase a three-bedroom detached bungalow. The property has a superb location in Llangunnor and is only a mile away from Carmarthen Town Centre with easy access to local amenities and good transport links. We highly recommend viewing this bungalow to appreciate all it has to offer including the incredible views across Carmarthen.

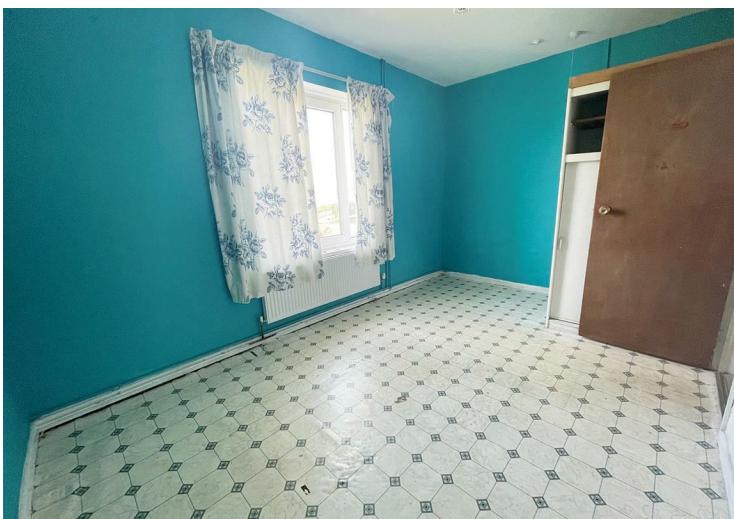
The property briefly comprises; an entrance hall, to the left-hand side of the property is the living space comprising; a lounge with fire, and a Kitchen/dining room with a patio door leading out to the conservatory. To the right-hand side of the entrance hall, there is the family bathroom and three double bedrooms with the master benefiting from an en-suite. The bungalow is in need of some updating but offers a wonderful opportunity for someone to create their dream home.

Externally the property benefits from off-road parking for multiple vehicles and a beautiful lawned area which surrounds the property and offers the new owners a fantastic opportunity to create their own perfect spot. Whether you are looking for space to plant out a vegetable garden or a place to put a patio for summer BBQs this property has it all to offer.

The County town of Carmarthen lays claim to being the oldest town in Wales. One of towns most famous early residents was Merlin the Magician. The Welsh name for the town, "Caerfyrddin", means Merlin's Fort and many believe the town was named after King Arthur's wizard.

Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, Carmarthen has been a market town since Roman times and the indoor market sells everything from arts and crafts to local food and drink. On Wednesdays and Saturdays, the outdoor market also comes to town. Beyond the market, Carmarthen is full of interesting independent shops as well as St Catherines Shopping Centre which also include restaurants and Vue Cinema.

The town is the location of the headquarters of Dyfed Powys Police, The University of Wales, Trinity Saint David and Glangwilli General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English.



#### 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 1st exit onto A4242, Go through 1 roundabout, Turn right onto A484, At the roundabout, take the 2nd exit onto Pensarn Rd, At the roundabout, take the 1st exit onto Rhiw Babell, Turn left onto Brynmeurig, Continue straight onto Heol Blaengwastod, The property will be on the right. What3Words Reference; //hiking.define.bossy

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.