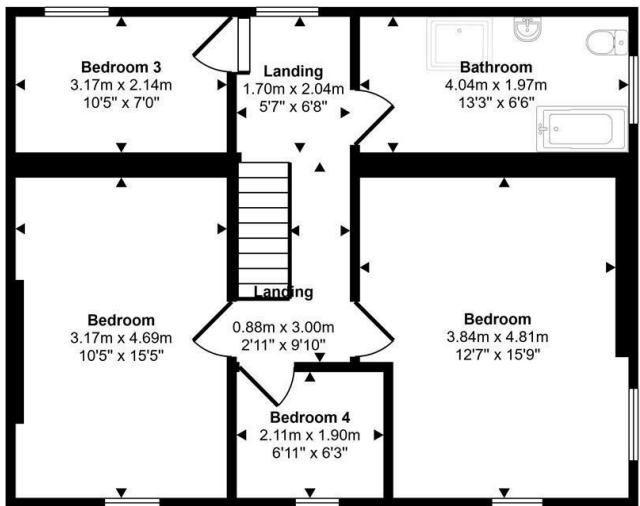
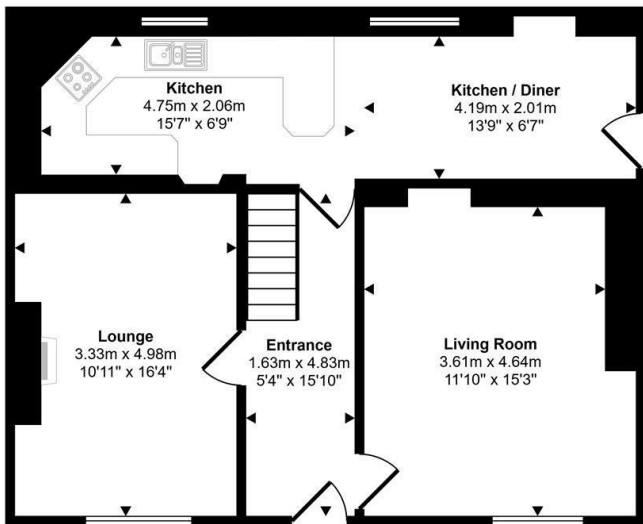


Approx Gross Internal Area
137 sq m / 1478 sq ft



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.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Private Drainage, Mains Electric, Mains Water
HEATING: Oil
TAX Band: D

We would respectfully ask you to call our office before you view this property internally or externally

IRK/LSM/01/25/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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



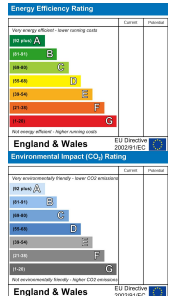
4 Woodcock Lodge, Bronwydd Arms, Carmarthen, Carmarthenshire, SA33

616

- END OF TERRACE HOUSE
- TWO RECEPTION ROOMS
- IN NEED OF MODERNISING
- 4.5 MILES (APPROX.) TO CARMARTHEN
- OIL CENTRAL HEATING
- FOUR BEDROOMS
- SEMI-RURAL LOCATION
- STEEP TIERED GARDEN TO REAR
- OFF ROAD PARKING
- EPC TBA

Offers In Excess Of £100,000

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The Agent that goes the Extra Mile





Dating back to circa 1900, this delightful stone built end of terrace presents an exciting opportunity for modernisation allowing the next owner to truly make it their own.

Offering a flexible layout across multiple levels, the home features three double bedrooms and a single bedroom, making it perfectly suited for families, professionals working from home, or those seeking additional guest or hobby space.

The ground floor boasts two reception rooms, ideal for both relaxed living and entertaining. Oil-fired central heating ensures comfort throughout the seasons.

To the rear, a steeply tiered garden provides an outdoor space with great scope for creative landscaping, gardening, or creating tranquil seating areas.

Ample parking is available, with gated driveway and an additional two directly opposite, offering convenience for homeowners and visitors alike.

The hamlet of Bronwydd offers all the tranquillity of a rural village, with all the benefits of the County town. The village is most famous for its Gwili Steam railway, transporting you back to another time. The village is accessed by A and B Roads and is regularly served by buses to Carmarthen and on to Cardigan. Carmarthen being the closest county town has everything you could need for modern day living, its market, shopping and restaurants all having undergone modernising and expansion over the last few years increasing desirability in the local area.



DIRECTIONS

From our Carmarthen office, head west towards Mill Street, then continue onto Lammas Street. Turn right onto Water Street. Turn right at the first cross street onto St Catherine Street and continue onto Barn Road. At the roundabout, take the first exit onto Francis Terrace and continue onto Richmond Terrace. Richmond Terrace will turn right and become Old Oak Lane. At the next roundabout, take the first exit onto Oak Terrace/Priory Street/A484 and follow A484. At another roundabout, take the first exit onto Bronwydd Road/A484 and continue for 3.1 miles. The destination, will be on the left. What3Words Reference; [trwvls liftvs feast](https://www.what3words.com/)
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.