Approx Gross Internal Area
180 sq m / 1934 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.

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 C
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/REM/10/24/OK

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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01267 236655
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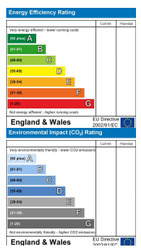
WEST WALES FINEST PROPERTIES

Church House Church Road, Llansteffan, Carmarthen, Carmarthenshire, SA33 5JT

- THREE BEDROOM DETACHED HOUSE
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED
- CLOSE TO VILLAGE AMENITIES
- OIL CENTRAL HEATING
- THREE BATHROOMS
- CHARACTER FEATURES
- SHORT WALK TO BEACH
- 20 SQ M OUTBUILDING WITH PLUMBING AND ELECTRIC
- EPC RATING E



£550,000

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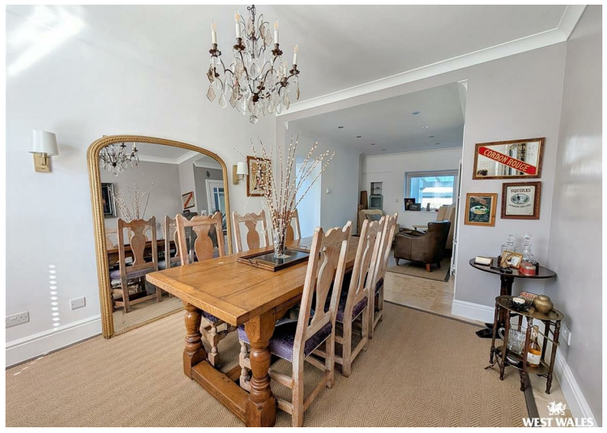
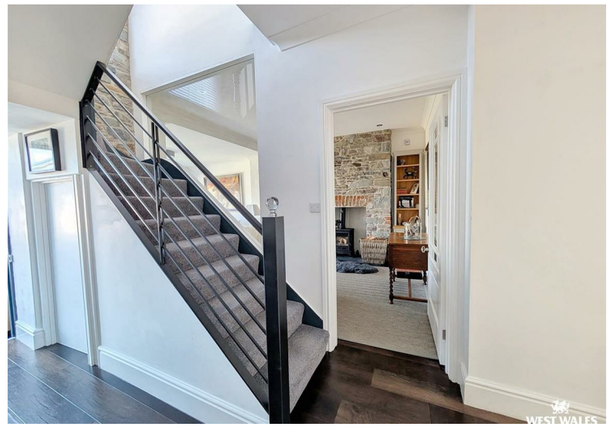
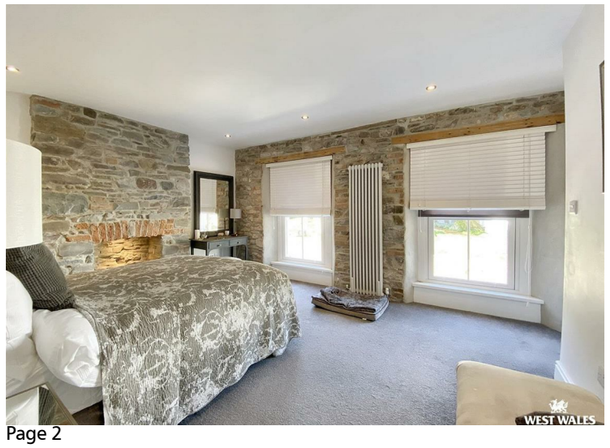


Beautifully presented throughout, this charming three-bedroom detached Victorian house offers a rare combination of period character and modern living, ideally situated just a short walk from the beach and local amenities. The property features a thoughtfully designed and flexible layout, including lounge, a separate dining room, and three bathrooms finished to a high standard. One of the bedrooms (currently used as a study) and a bathroom are conveniently located on the ground floor, offering excellent accessibility for guest accommodation. Upstairs, master suite boasts an en-suite bathroom and a private dressing room, providing a luxurious retreat. The third bedroom and third bathroom are also on the first floor.

Additional highlights include a well-equipped kitchen, a separate utility room at the rear, and a pleasant seating area adjoining the dining space—ideal for relaxing or entertaining. A standout feature is the 20 square meter outbuilding, perfect for use as a home office, studio, or gym. The property also benefits from off-road parking. This freehold home combines elegance, practicality, and an enviable location, making it an excellent choice for a range of buyers. Early viewing is highly recommended to appreciate all this property has to offer.





DIRECTIONS

From our Carmarthen office head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn right onto Morfa Ln/B4312. At the roundabout, take the 1st exit onto Picton Terrace/B4312. Continue to follow B4312. Turn left onto Llansteffan Rd/B4312. Continue to follow B4312 for around 7.5 miles. Turn left onto Church Rd and the property will be on your left-hand side. What Three Words Reference - glider.louder.pardon

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