



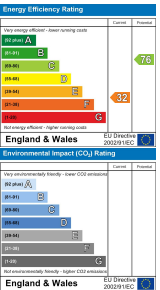
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COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Beach House Llansteffan, Carmarthen, Carmarthenshire, SA33 5LW

- End Of Terrace Three Story Home
- Open Plan Living
- Original Vintage Kitchen Diner Units
- Balconies
- Sea and Beach Views
- Four Bedrooms
- Two Bathrooms and a WC
- Detached Garage and Off-Road Parking
- Beachfront Location
- EPC Rating: F



Offers In Excess Of £375,000

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We Say...

The opportunity has arisen to purchase a period, end of terrace property, originally built in 1823 with rear and upper extensions added later.

With far-reaching beach and sea views, in a sought after beachfront location, at the popular village of Llansteffan, approximately 8 miles from the market town of Carmarthen.

Set across three floors the property really makes the most of its location with its middle floor open plan living area and the master bedroom all placed to maximise the views, this property is a real must see.



LOCATION

Often described as Wales’ best-kept secret, the idyllic village of Llansteffan is one never to be overlooked. Its vibrant community spirit, colourful characters and untouched qualities are just a few of the many reasons to consider this beautiful area. Llansteffan castle built by the Normans in the 12th century stands prominently above the village and adds even more local interest.

The village benefits from a vibrant community shop, galleries, pubs and restaurants and fantastic walks and views. For anything you can’t get in the village, the County town of Carmarthen is only 8 miles away and has everything you could require for modern-day living.

ROOM DIMENSIONS

Entrance Hall	Middle Floor Landing	Top Floor Landing
3'10" x 8'2" (1.174m x 2.51m)	2'11" x 3'8" (0.89m x 1.14m)	3'6" x 16'1" (1.09m x 4.91m)
Living Room	Kitchen/Snug/Dining Room	Master Bedroom
21'0" x 13'1" (6.42m x 3.99m)	13'8" x 21'8" (4.18m x 6.61m)	10'1" x 18'6" (3.09m x 5.64m)
Utility Room	Middle Floor Hallway	Bedroom 2
20'3" x 7'4" (6.19m x 2.26m)	2'9" x 9'2" (0.85m x 2.80m)	8'0" x 10'2" (2.45m x 3.10m)
WC	Middle Floor Bathroom	Bathroom
2'9" x 9'6" (0.85m x 2.91m)	5'3" x 6'11" (1.62m x 2.13m)	11'9" x 6'8" (3.59m x 2.05m)
	Bedroom 4	Bedroom 3
	8'4" x 9'4" (2.56m x 2.87m)	6'3" x 11'1" (1.93m x 3.40m)

DIRECTIONS

Leaving the town of Carmarthen take the B4312 to Llansteffan. Entering the village you will take the first left and follow the road around to the beach front. The property is situated on the right hand side of the road.

GENERAL INFORMATION

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VIEWING: By appointment with 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: F

EJL/SLE/06/2021/OK EJL

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LOCATION AERIAL VIEW



Come On In...

... Beach House welcomes you into the Entrance Hall with the stairs directly ahead of you and a door to the left taking you through to the Living Room with additional space which is currently used as a bar area, going through this room, past the under stairs storage cupboard you enter the Utility Room with additional base and eye level units and French Doors out to the rear paved patio area, there is also a WC on this floor.

Head back to the hall and up the stairs to the middle floor, and you will enter the Open Plan Kitchen/Snug/Dining Room with an original, vintage range of base and eye level kitchen diner units, a Snug/Sitting Room area with a feature stove and French Doors opening onto Juliette Balcony with Beach and Sea Views and a Dining area, this open space is ideal for entertaining and enjoying meals with family and friends, Exit this room via the rear Hallway which has a door out to a balcony overlooking the rear garden, a Bathroom with bath, basin and WC and the fourth Bedroom.

Situated on the top floor of the property you will find two further bedrooms, a Single Bedroom and a Double Bedroom with built-in storage cupboards, at the end of the landing is the properties Master Bedroom with Far- Reaching Sea and Beach views and French Doors to Juliette Balcony from where you can view the castle, this full-width room also has a seating area, ideal for enjoying a good book.





Step Outside...

... To the rear of the property, there is a paved patio area with a feature old stone wall, a paved path leads you through the garden and around the pond, at the end of the garden there is a covered seating area and a path leads to a gate at the very rear.

The property also benefits from rear vehicular access to a Detached Garage.

