

Ground Floor



GENERAL INFORMATION

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: D Carmarthen

EJL/SLE/04/2021/DRAFT/OK EJL

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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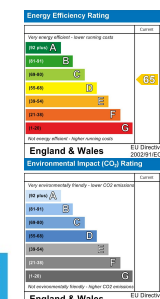


Wenallt 2 Manor Way, Llanllwch, Carmarthen, Carmarthenshire, SA31 3RL

- Detached Bungalow
- Living Room
- Gas Central Heating
- Enclosed Gardens
- Off-Road Parking
- Three Bedrooms
- Kitchen/Breakfast Room
- Bathroom & En-Suite
- Detached Garage
- EPC Rating: D

£325,000

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The Agent that goes the Extra Mile



****VIRTUAL VIEWING AVAILABLE****

The opportunity has arisen to purchase this three-bedroom, detached bungalow, in the sought after village of Llanllwch, approximately 2 miles from Carmarthen Town and all its amenities.

The accommodation briefly comprises: Entrance Hall, Hallway with doors leading through to Living Room with feature fireplace and picture window overlooking the front garden, Dining Room, Snug, Kitchen/Breakfast Room with a range of base and eye level units and integrated appliance with Back Door and Sliding Patio Doors out to the rear patio area, Master Bedroom with En-Suite Shower Room, Bathroom with shower over bath, basin and WC and Two further bedrooms.

Externally there is a detached garage, ample driveway parking and a tarmacked area to the side of the garage. There are enclosed front and rear gardens, both mainly laid to lawn with mature shrub borders, and a rear paved patio area, ideal for entertaining.

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David, and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Vue Cinema complex, restaurants, bars, and a multi-storey car park. The town is also served by direct intercity trains from West Wales to London.



Entrance Hall

6'0" x 8'2" (1.84m x 2.48m)

Master Bedroom

8'6" x 13'10" (2.61m x 4.24m)

Hall

15'0" x 4'4" (4.57m x 1.33m)

En-suite

3'11" x 5'9" (1.21m x 1.76m)

Living Room

10'10" x 15'1" (3.29m x 4.61m)

Bedroom 2

10'10" x 9'11" (3.30m x 3.02m)

Dining Room

10'10" x 7'5" (3.31m x 2.27m)

Bathroom

5'8" x 5'6" (1.75m x 1.69m)

Kitchen/Breakfast Room

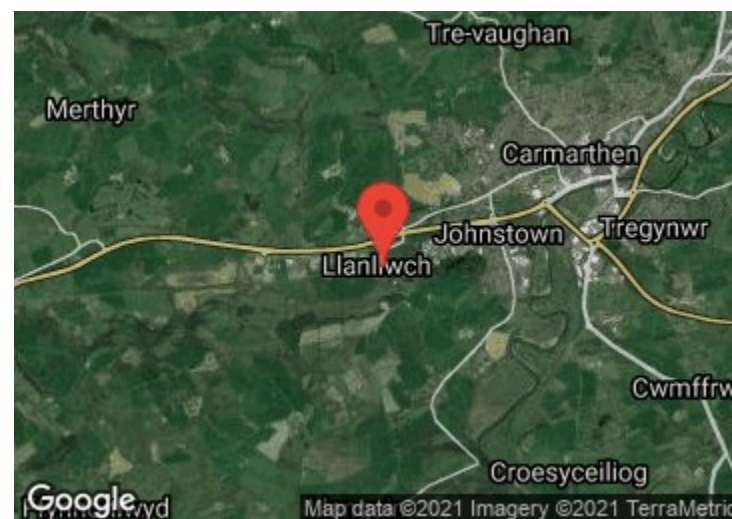
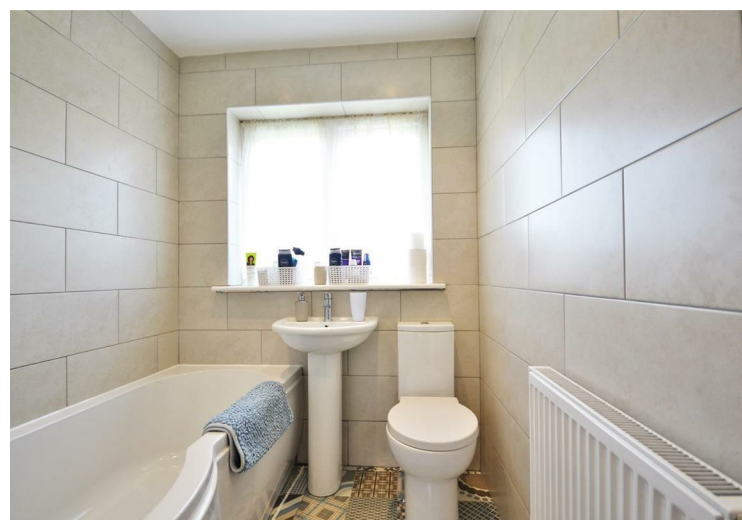
16'6" x 9'5" (5.04m x 2.88m)

Bedroom 3

8'11" x 9'11" (2.72m x 3.02m)

Snug

8'11" x 7'5" (2.73m x 2.25m)



DIRECTIONS

From Carmarthen take the A40 dual carriageway west towards St.Clears. Take the second junction and the second left towards Llanllwch, continue along this road where there will be a right hand bend and the property can be found on the left hand side as denoted by our for sale board.

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