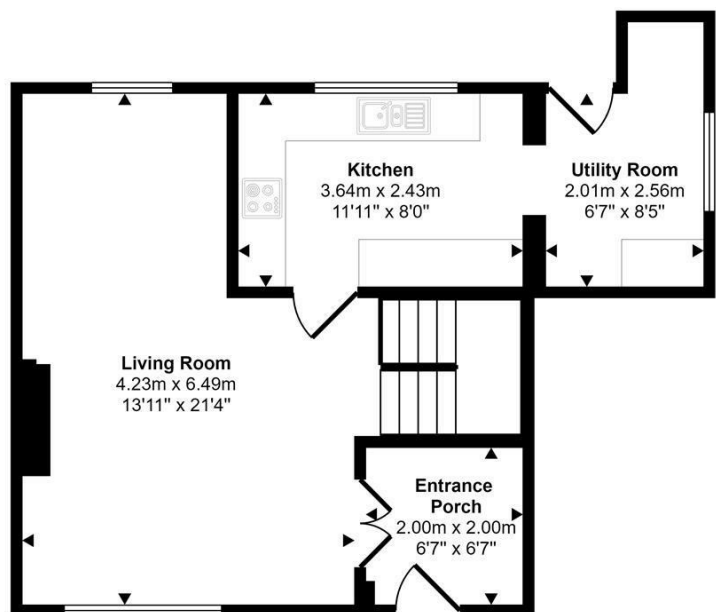
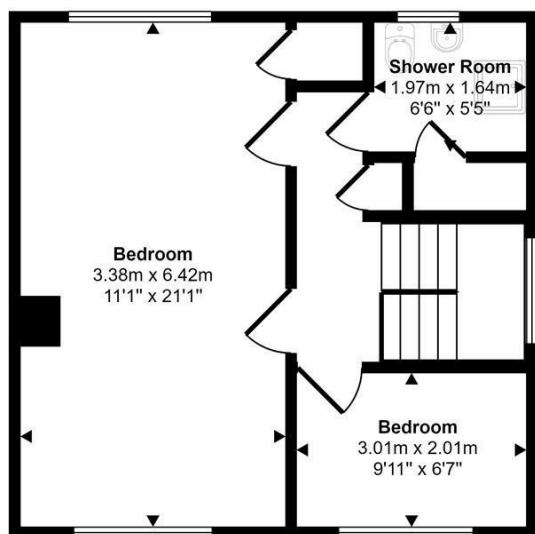


Approx Gross Internal Area
90 sq m / 973 sq ft



Ground Floor
Approx 48 sq m / 521 sq ft



First Floor
Approx 42 sq m / 452 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.

IRK/REM/04/24 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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

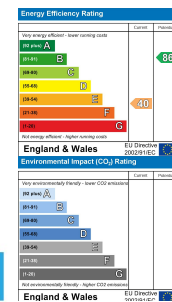


50 Is-Y-Llan, Llanddarog, Carmarthen, Carmarthenshire, SA32 8NX

- SEMI-DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- DETACHED GARAGE
- THIRD OF AN ACRE APPROXIMATELY
- HEATING - ELECTRIC
- THREE BEDROOMS
- REAR GARDEN
- CUL-DE-SAC LOCATION
- EASY ACCESS TO A48/M4
- EPC RATING - E

£230,000

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



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The Agent that goes the Extra Mile





Situated in the village of Llanddarog this three bedroom semi-detached house situated in the popular village of Llanddarog. Viewing is highly recommended to fully appreciate all this property has to offer including off road parking, cul-de-sac location and allowing the new owners a wonderful opportunity to create their perfect home.

The property briefly comprises; entrance porch, living room, kitchen, utility room with door leading out to the rear garden. The garden benefits from a variety of fruit trees. Upstairs the property benefits from three bedrooms and family bathroom.

Externally the property comes into its own with good sized grounds (0.32 acre approximately) and a detached garage. Parking is ample and can fit multiple vehicles. Early viewing recommended. (please note, the two sheds are not included)

The picturesque village of Llanddarog is situated on the B5310 six miles to the east of the county and market town of Carmarthen. The village which is dominated by its fine Anglican Church boasts a primary school, a convenience store and two pubs both renowned for their excellent cuisine. The National Botanic Garden of Wales is on the doorstep; with the city of Swansea and Llanelli being within easy commuting distance. The village is served by a regular bus service, and offers residents a most convenient location whilst also offering a close and friendly community environment.



DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 2nd exit onto A48, Turn right onto B4310, Turn right, Turn right onto Is-Y-Llan, The property will be on the left. What3Words Reference; ///fancied.mystified.dialect

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