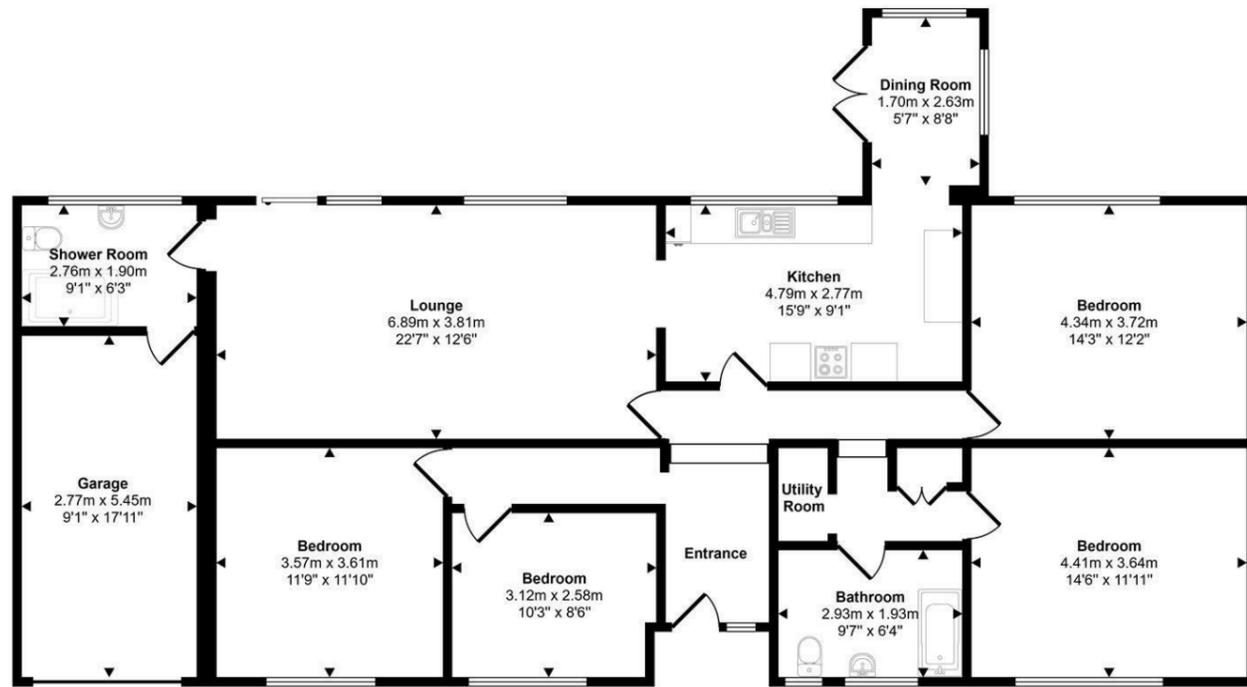


Approx Gross Internal Area
148 sq m / 1596 sq ft



Floorplan

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.

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

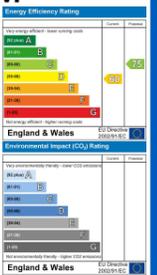


Dolafon Bronwydd Arms, Carmarthen, SA33 6JD

- DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- REAR GARDEN WITH LAWN AND PATIO
- HEATING - OIL
- FOUR DOUBLE BEDROOMS
- INCREDIBLE VIEWS
- GARAGE
- BATHROOM AND SHOWER ROOM
- EPC RATING - D

£395,000

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The Agent that goes the Extra Mile



We Say...

Set in the sought-after village of Bromwydd Arms, this beautifully presented detached bungalow offers an exceptional opportunity to acquire a thoughtfully renovated home in a truly picturesque setting. Enjoying a peaceful rural position, the property also benefits from convenient access to the town of Carmarthen, located just a short drive away, providing a wide range of amenities, shops, schools, and transport links.

The current vendors have carefully updated the property throughout, creating a stylish and welcoming home finished to a high standard. The accommodation is well arranged and adaptable, featuring an impressive lounge ideal for both relaxing and entertaining, a well-appointed kitchen with an adjoining dining area, and four double bedrooms that can easily cater to family living, guests, or home working. Opposite the kitchen and adjacent to the bathroom is a practical utility room, equipped with plumbing for a washing machine and tumble dryer.

Externally, the property continues to impress, with off-road parking available for multiple vehicles, along with a garage offering additional storage or potential for use as a workshop. To the rear, the home enjoys far-reaching countryside views, further enhanced by the distinctive outlook over the nearby steam railway—providing a charming and ever-changing backdrop throughout the seasons.

Combining modern comfort with a peaceful village setting, this appealing bungalow is well-suited to those seeking a quieter pace of life while remaining within easy reach of Carmarthen and its many conveniences.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.



DIRECTIONS

From our office in Carmarthen, head towards Heol Y Felin (Mill Street) and continue onto Lamma Street, then turn right onto Heol Dwr (Water Street). Turn right onto St Catherine Street and follow the road onto Barn Road. At the roundabout, take a left onto Francis Terrace, continue onto Richmond Terrace, then follow it as it becomes Old Oak Lane. At the next roundabout, turn left onto the A484 and continue through the following roundabout onto Bronwydd Road, staying on the A484 for around 2.2 miles. The property will be on your right-hand side. What Three Words reference - ///feelers.vibe.livid

GENERAL INFORMATION

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

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/CFP 03/26 OK REM

LOCATION AERIAL VIEW

