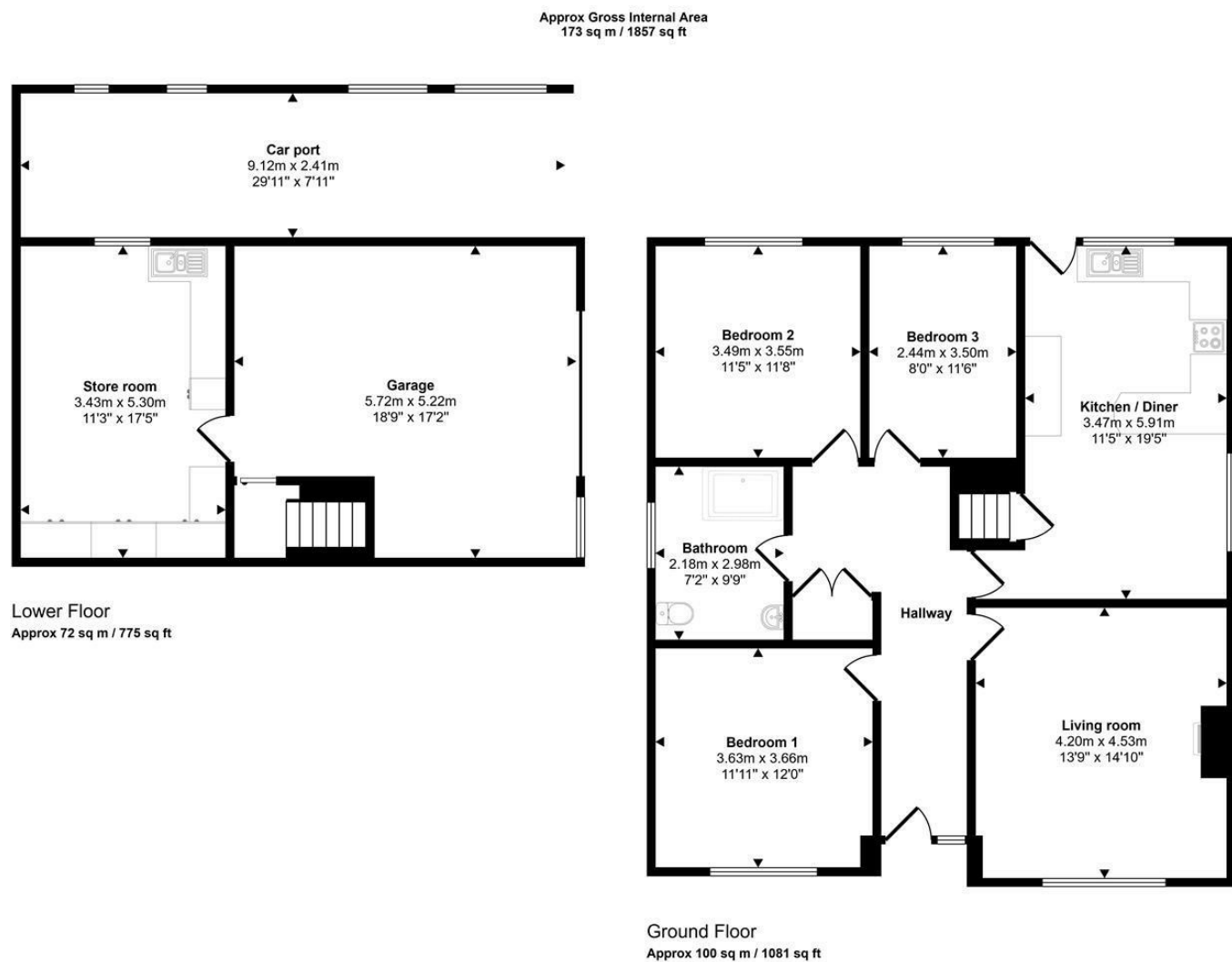




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 E

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/LSM/08/25 OK EJJ

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

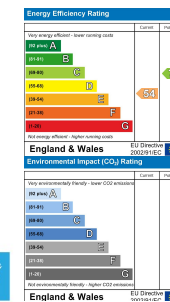


## Trysor Alltynap Road, Johnstown, Carmarthen, Carmarthenshire, SA31 3QY

- DETACHED BUNGALOW
- CHAIN FREE
- REAR GARDEN
- EDGE OF CARMARTHEN TOWN
- HEATING - OIL
- THREE BEDROOMS
- GARAGE AND CAR PORT
- OFF ROAD PARKING
- EASY ACCESS TO TRANSPORT LINKS
- EPC

£350,000

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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*The Agent that goes the Extra Mile*





Situated close to local amenities and with excellent transport links, this detached property offers flexible and versatile accommodation, ideal for families, downsizers, or those seeking the ease of single-level living.

The ground floor includes a bright living room, a wonderful kitchen/diner with direct access to the rear garden, perfect for everyday family life or entertaining. There are also two double bedrooms, a further single bedroom and a family bathroom.

The garden is a real highlight of the home, designed to be enjoyed throughout the seasons. A raised patio balcony provides the perfect spot for morning coffee or evening dining, while steps lead down to a lawned area, an additional patio, a greenhouse, and a summer house. With plenty of room for entertaining, gardening, or simply relaxing, the outdoor space is as versatile as the home itself.

Parking and storage are well catered for with off-road parking, a carport, and a garage. The garage also benefits from an internal staircase leading directly to the kitchen/diner for added convenience.

The lower level opens up exciting possibilities for future development. Currently comprising a garage, storeroom, and carport, it offers scope to extend the current living accommodation or to create a self-contained annexe – ideal for multi-generational living, guest accommodation, or home office (subject to the necessary consents).

This chain-free bungalow combines immediate comfort with excellent scope for the future and is available for viewing now.



## DIRECTIONS

From our office on Dark Gate, follow the road as it becomes Lammas Street. Continue until you can turn left onto Morfa Lane, and then take the second exit at the roundabout onto the A4242. Stay on this road until you reach the next roundabout, where once again you will take the second exit, this time joining the A40. After passing B&Q, leave the A40 by taking the next left for B4312 towards Johnstown and Llansteffan. Turn right onto Llansteffan Road, take the next right onto Alltynap Road. Follow the road and the property is located on the right hand side, just after the care home. What three words: bracing.besotted.cowboys  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to