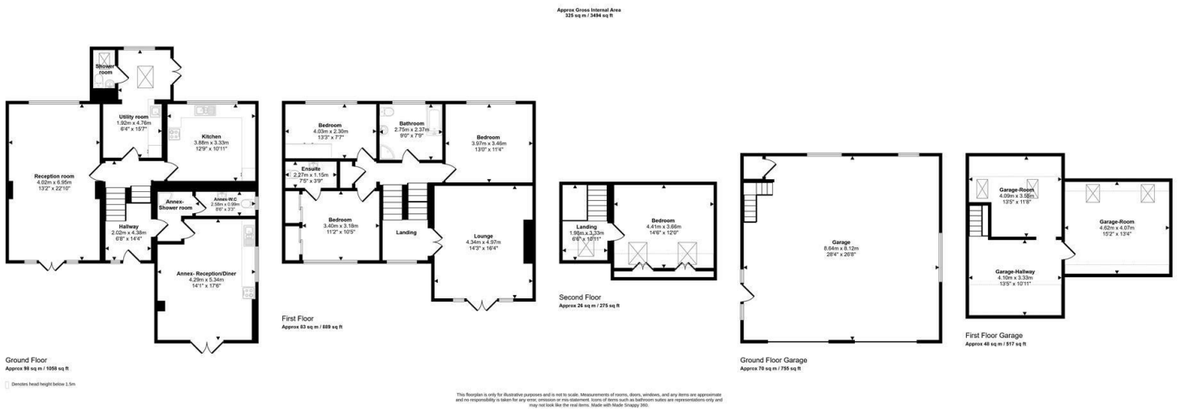


WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

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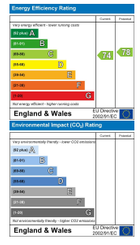
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Ty Newydd Heol Blaengwastod, Llangunnor, Carmarthen, SA31 2LE

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- ENSUITE
- VIEWS OVER CARMARTHEN
- HEATING-GAS
- FOUR BEDROOMS
- ATTACHED ANNEXE
- MULTIPLE OUTDOOR SEATING AREAS APROX 0.5 ACRE GARDEN
- OFF ROAD PARKING & DOUBLE GARAGE
- EPC-

£650,000



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The Property Ombudsman

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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We Say...

Set in an elevated position with far-reaching views across Carmarthen, this detached four-bedroom home offers versatile accommodation together with the added benefit of an attached annex. The main house provides four bedrooms, including a loft-converted bedroom, alongside two reception rooms and a downstairs shower room. The attached annex features its own kitchen area and shower room, providing useful independent accommodation for family members, guests or those seeking additional flexibility.

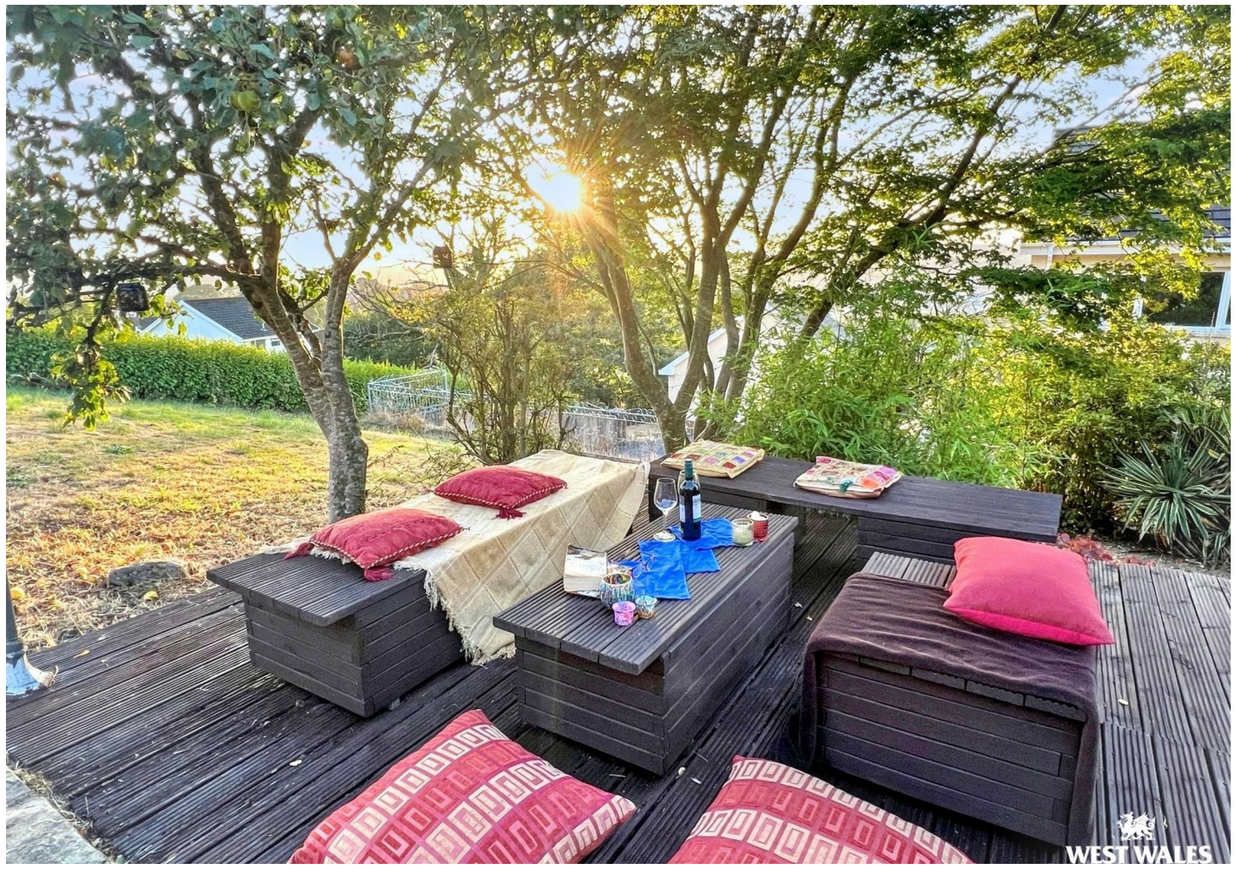
The property benefits from two separate balconies, each providing an opportunity to enjoy the elevated position and far-reaching outlook over Carmarthen. Whether enjoying a morning coffee or entertaining in the evening, the balconies make the most of the property's position overlooking the town.

The gardens extend to approximately 0.5 acres and are arranged over multiple levels, with a variety of outdoor seating areas throughout. As you make your way to the upper levels of the garden through mature shrubs reaching the levelled orchard, the outlook opens further across the Towy Valley, with views across the surrounding countryside.

Outside, there is parking for multiple vehicles out the front and to the side, which is the site of a lapse building plot. Alongside a two-storey double garage, offering far more than just vehicle storage. With an entire additional floor with all amenities connected , the garage provides excellent scope for a range of other uses from an workshop all the way to a full house conversion, subject to the relevant permissions.







DIRECTIONS

Starting from our offices on Dark Gate in Carmarthen continue onto Lammas Street. Turn left onto Morfa Lane/B4312, then take the second exit at the roundabout onto the A4242. At the next roundabout, take the first exit onto the A40, staying on the A40 at Pensarn Roundabout. At the next roundabout, take the first exit onto Heol Llangynnwr/A484. Continue along Pensarn Road, then turn left onto Rhiw Babell. At the next junction, turn left onto Brynmeurig and continue straight onto Heol Blaengwastod. The driveway for the property will be located on the right-hand side. What3words:///cowboy.income.safe

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 G
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/JTP/09/26 DRAFT CFP

LOCATION AERIAL VIEW

