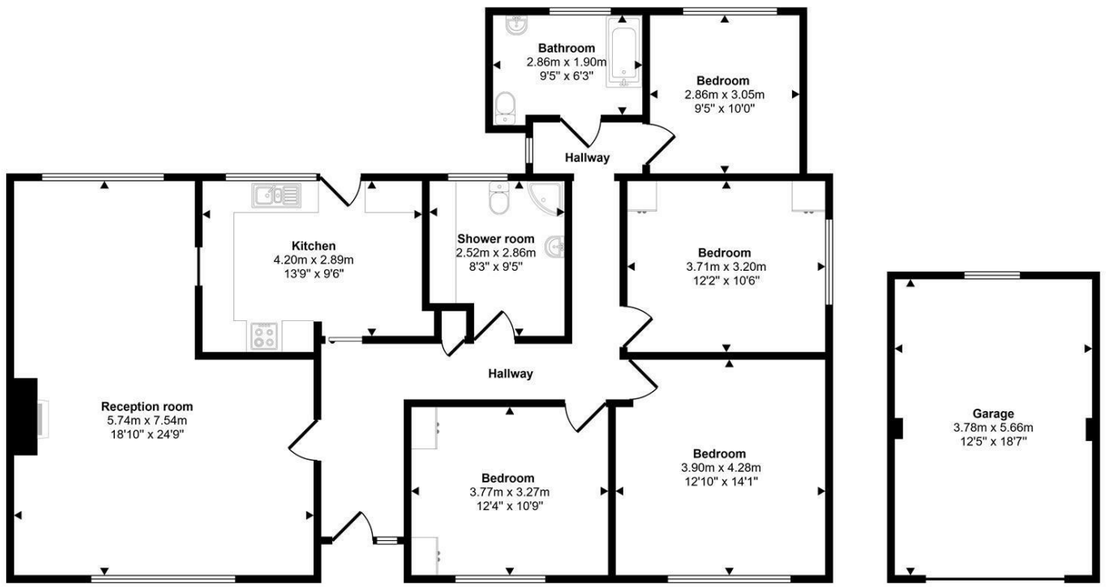
Approx Gross Internal Area
155 sq m / 1672 sq ft



Floorplan
Approx 134 sq m / 1441 sq ft

Garage
Approx 21 sq m / 230 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: 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/JTP/09/26 DRAFT CFP

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
TELEPHONE: 01267 236655

WEST WALES PROPERTIES .CO.UK

01267 236655
www.westwalesproperties.co.uk

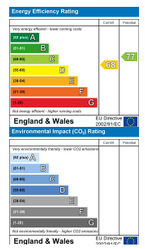
WEST WALES FINEST PROPERTIES



15 Ael Y Bryn, Tanerdy, Carmarthen, SA31 2HB

- DETACHED BUNGALOW
- SHOWER ROOM & FAMILY BATHROOM
- COUNTRYSIDE VIEWS
- CLOSE TO LOCAL AMMENITIES
- HEATING-GAS
- FOUR DOUBLE BEDROOMS
- OFF-ROAD PARKING & GARAGE
- PATIO & LAWNED GARDEN
- WELL PRESENTED THROUGHOUT
- EPC-D

£375,000



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

naea | propertymark PROTECTED
The Property Ombudsman

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile

Celebrating 30 Years of Business





















This well-presented detached bungalow is situated in Tanerdy, just outside Carmarthen, offering four double bedrooms, attractive countryside views and a convenient position close to local amenities and a local bus route.

On entering, the main reception room provides a comfortable space for both relaxing and dining, with plenty of room for seating and a dining table. The accommodation continues through to the kitchen, followed by a shower room and three double bedrooms, all accessed from the hallway.

Further along the hallway, the fourth double bedroom is positioned alongside the family bathroom, creating a practical arrangement for family living or visiting guests.

Outside, the property benefits from a front lawned garden, while the rear garden offers a combination of lawn and patio areas, making the most of the far-reaching countryside views. Off-road parking and a garage provide additional practicality.

Ideally placed for access to Carmarthen and surrounding areas, this bungalow offers a combination of versatile accommodation, outdoor space and an attractive countryside outlook. Viewings are highly recommended.







DIRECTIONS

From our offices on Dark Gate in Carmarthen, take Lammas Street and turn right onto Heol Dwr/Water Street. Continue onto St Catherine Street, then follow Barn Road and turn left at the roundabout onto Francis Terrace. Continue onto Richmond Terrace, which becomes Old Oak Lane, then at the roundabout turn left onto Oak Terrace/Priory Street/A484. Continue to follow the A484, then turn left onto Heol Penlanffos. After approximately 0.2 miles, turn right onto Ael Y Bryn, where number 15 will be located on the left-hand side. What3words: ///exclaim.light.sedative

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