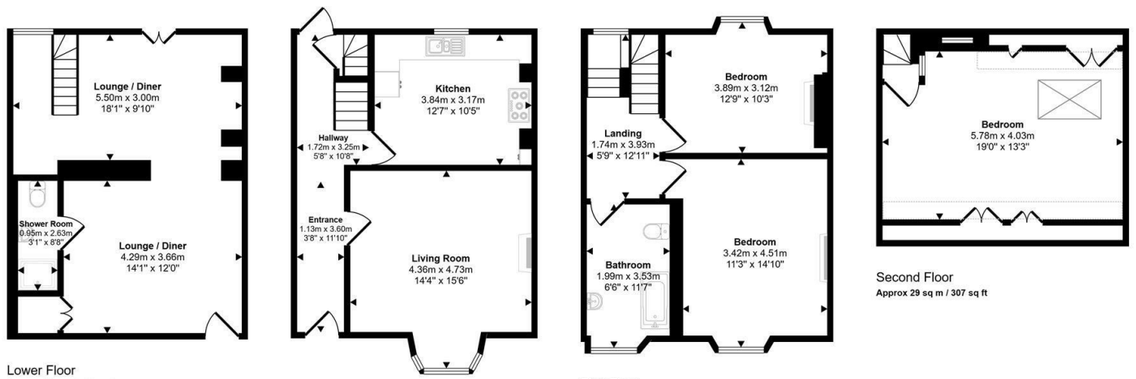
Approx Gross Internal Area
153 sq m / 1648 sq ft



Lower Floor
Approx 40 sq m / 428 sq ft

Ground Floor
Approx 42 sq m / 451 sq ft

First Floor
Approx 43 sq m / 461 sq ft

Second Floor
Approx 29 sq m / 307 sq ft

Denotes head height below 1.5m

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 D

FACEBOOK & TWITTER
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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/REM/07/25Ok

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

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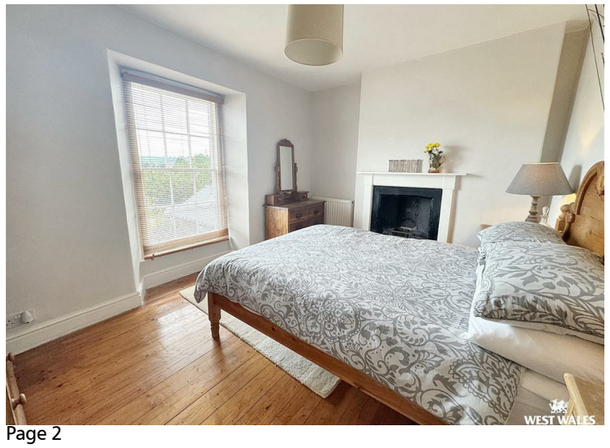


















Set in the picturesque and historic village of Llansteffan, just under 10 miles from Carmarthen, this beautifully presented Grade II listed three-bedroom townhouse blends period character with modern living across four well-arranged floors.

As you enter through the front door, you're welcomed into a well-designed layout featuring a fitted kitchen with a range of units and a light-filled living room — both retaining original charm and ideal for everyday living or entertaining.

On the lower ground floor, there is a fantastic open-plan reception area, perfect as a second lounge, studio or multi-purpose space, along with a modern shower room/utility. This level benefits from its own access both to the front of the property and out to the rear garden, offering privacy and flexibility for guests or additional household needs.

The first floor offers two double bedrooms, one with an original fireplace, along with a family bathroom.

At the top of the house, the loft room is currently used as a third bedroom and enjoys beautiful sea views over Llansteffan and the surrounding countryside.

To the front, a paved area leads to the main entrance, with steps down to the lower ground floor entrance. At the rear, the garden is set over two tiers, with patio to the lower and lawned garden to the top tier, each with seating areas and surrounded by mature planting — an ideal place to relax outdoors.

Llansteffan is often described as Wales' best-kept secret — a peaceful coastal village full of charm and character. Overlooked by its iconic 12th-century Norman castle, the village enjoys a friendly community spirit and local amenities including a community shop, pubs, galleries, restaurants and scenic coastal walks. For broader services and transport links, the county town of Carmarthen is just 8 miles away.





DIRECTIONS

From our Carmarthen office head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn right onto Morfa Ln/B4312. At the roundabout, take the 1st exit onto Picton Terrace/B4312. Continue to follow B4312. Turn left onto Llansteffan Rd/B4312. Continue to follow B4312 for around 7.5 miles. Turn left onto Church Rd and the property will be on your left-hand side. What3Words Reference; ///historic.excellent.tops

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