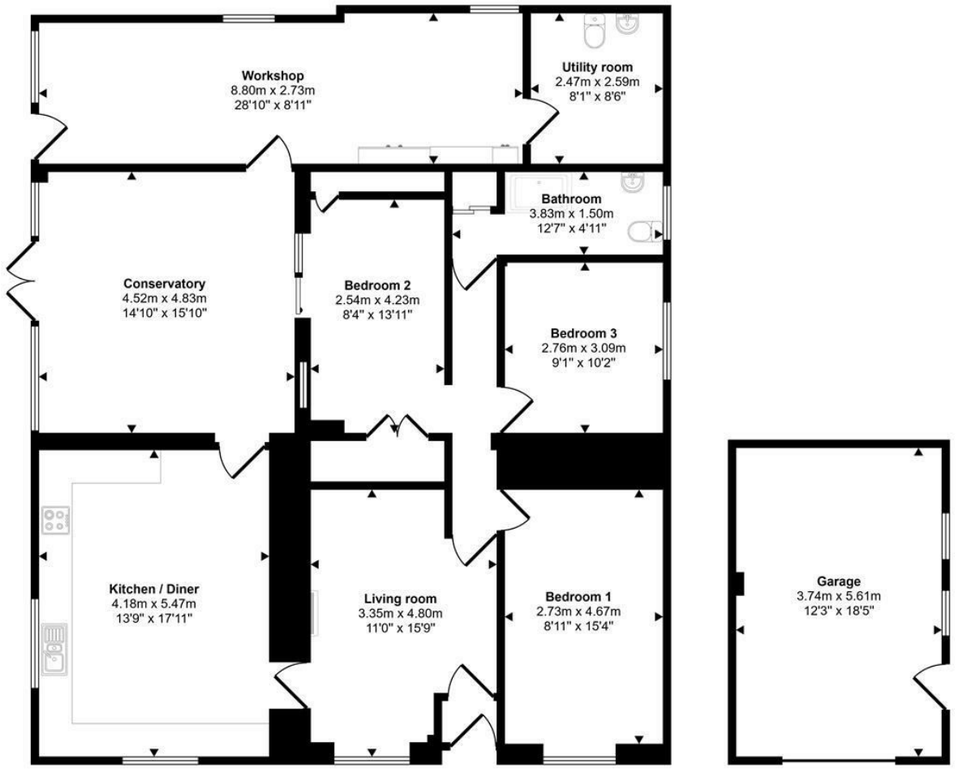
Approx Gross Internal Area
172 sq m / 1850 sq ft



Floorplan
Approx 151 sq m / 1624 sq ft

Garage
Approx 21 sq m / 226 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: Band: D
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.
IRK/09/25/LSM OK

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

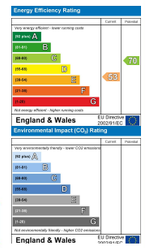
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



13 Y Croft, Llansaint, Kidwelly, Carmarthenshire, SA17 5JQ

- CHAIN FREE
- THREE BEDROOMS
- VILLAGE LOCATION
- GARAGE AND DRIVEWAY PARKING
- OIL CENTRAL HEATING
- DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- APPROX TWO MILES FROM KIDWELLY
- DOUBLE GLAZED
- EPC RATING: E



Offers In Excess Of £275,000

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

The Agent that goes the Extra Mile





















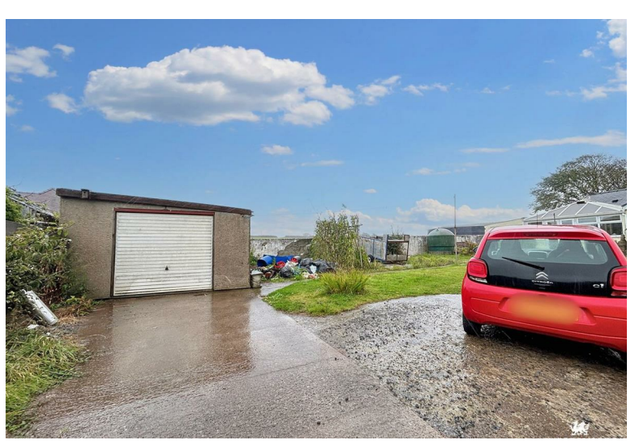
This delightful detached bungalow offers a rare opportunity to enjoy peaceful village life in the picturesque setting of Llansaint. The property boasts three bedrooms, making it an ideal choice for families, retirees, or anyone seeking single-storey living in a tranquil rural location.

The property comprises of a living room, kitchen / diner and three bedrooms and a bathroom. The conservatory leads from one of the bedrooms and alongside the conservatory runs a workshop area and utility room, complete with a toilet and basin.

Externally there is a lawned garden with patio area and a pathway leading to the garage. At the side of the property is a driveway that also leads to the garage and further parking next to the lawn. At there are steps leading to the front door and garden, with a raised garden that runs alongside the properties front wall.

Llansaint is a small village situated just under two miles to the town of Kidwelly with its schools and amenities, and the beautiful Norman Castle. The village includes a church, useful bus links, and is located just under two and a half miles to the village of Ferryside with its beaches. Ferryside or Glan-Y-Fferi (in Welsh) is a beautiful fishing village with a vibrant community spirit. Located within 10 miles of the County town of Carmarthen this village has incomparable views over the Towy Estuary and Llansteffan. With many walks, events and beautiful beaches, there is always something to do in this delightful village. Ferryside has a train station with trains running regularly between Fishguard Harbour and London Paddington, and boasts a village shop, post office, pubs and hotels and has a lifeboat and yacht club. A village which beauty once seen, is never forgotten.







DIRECTIONS

From our office in Carmarthen Follow Lammas St to Morfa Ln/B4312, Drive along A484 (7.6 mi), Turn left, Turn left onto Port Way, and Continue on Heol Llansaint. Drive to Y Croft proeprty will be on your right hand side. What3words: outfit.easily.mincing

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