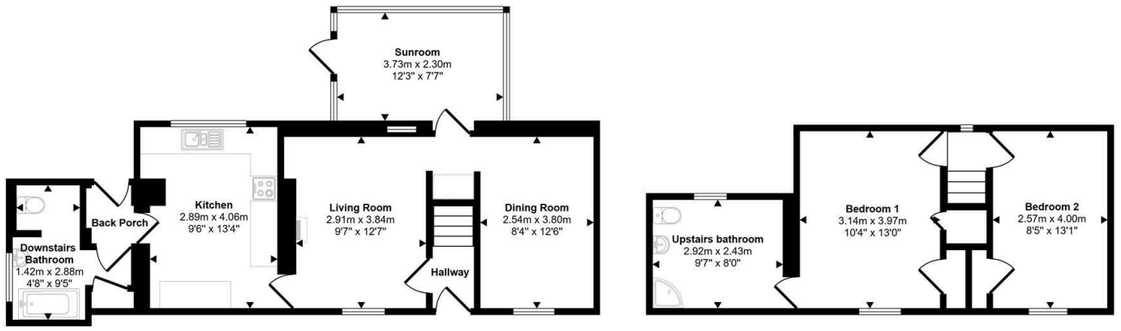
Approx Gross Internal Area
93 sq m / 1002 sq ft



Ground Floor
Approx 58 sq m / 619 sq ft

First Floor
Approx 36 sq m / 383 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.

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

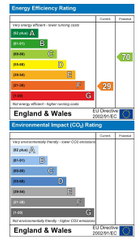
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

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Clifton Cottage Llansteffan Road, Morfa Bach, Llangain, Carmarthenshire, SA33 5AJ

- DETACHED COTTAGE
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- THREE RECEPTION ROOMS
- CLOSE TO TOWY BOAT CLUB, ESTUARY FISHING AND LLANSTEFFAN
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- TWO DOUBLE BEDROOMS
- BEAUTIFUL GARDENS
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Offers In The Region Of £294,000

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The Agent that goes the Extra Mile

We Say...

Clifton Cottage is a charming detached stone home set in an enchanting position, offering views across the tidal Fernhill Brook and the sweeping River Towy Estuary. Brimming with character and period detail, this much-loved family home has been cherished for many years and now presents an exciting prospect for its next chapter. The property holds immense potential for buyers to create their own vision in this truly special setting.

The cottage is surrounded by beautifully kept gardens that provide a perfect frame for the ever-changing estuary scenery. Private pathways and terraces afford a rare chance to experience nature and wildlife quite literally on your doorstep, delivering truly unparalleled opportunities.

Inside, the accommodation is warm and inviting. The kitchen enjoys a view over the garden and is well arranged for both everyday living and relaxed entertaining. A cosy living room sits at the heart of the home, complemented by a dining room ideal for gatherings. The sunroom, with its abundance of light and outlook over the garden, is a wonderful spot to sit back and take in the shifting tides and skies. A conveniently located downstairs bathroom and a practical back porch complete the ground floor.

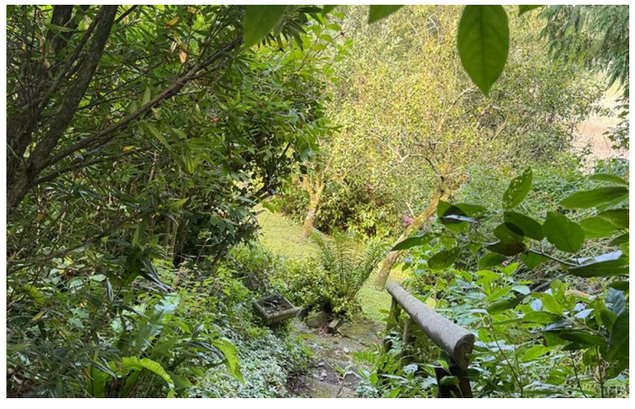
Upstairs, there are two comfortable double bedrooms with built-in wardrobes, each offering its own charm and restful atmosphere. The upstairs bathroom is bright and well-appointed, providing a peaceful space to start or end the day.

The gardens are a true highlight, whether you're watching the tide roll in, observing the abundance of birdlife, or enjoying a summer's evening among the flowers, the outdoor space here is something special, and your own private oasis.

Clifton Cottage offers the rare combination of peace, natural beauty, and a connection to the water, all while being within easy reach of local amenities, including the Towy Boat Club. It is an ideal choice for those looking for a property with charm, potential, and an unforgettable location.

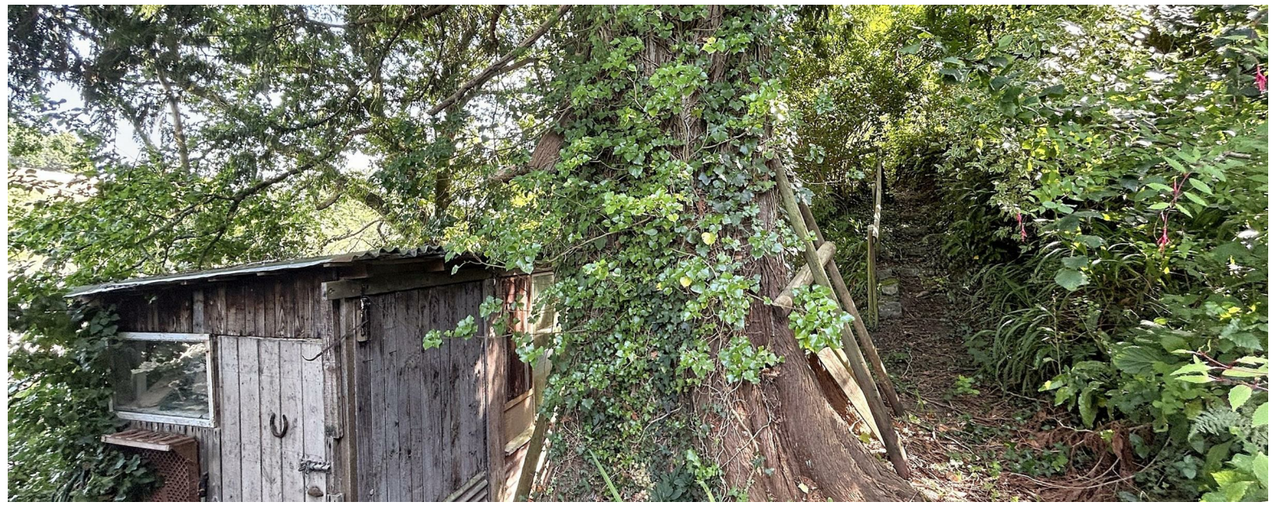












DIRECTIONS

From our office in Dark Gate, head west to Lammas Street, then turn right onto Morfa Lane/B4312. At the roundabout, take the first exit onto Picton Terrace/B4312, then turn left onto Llansteffan Road/B4312. Continue for 5.2 miles to Clifton Cottage, Llangain, on the left. What three words: ///energetic.inventors.spouting

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 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

LOCATION AERIAL VIEW























