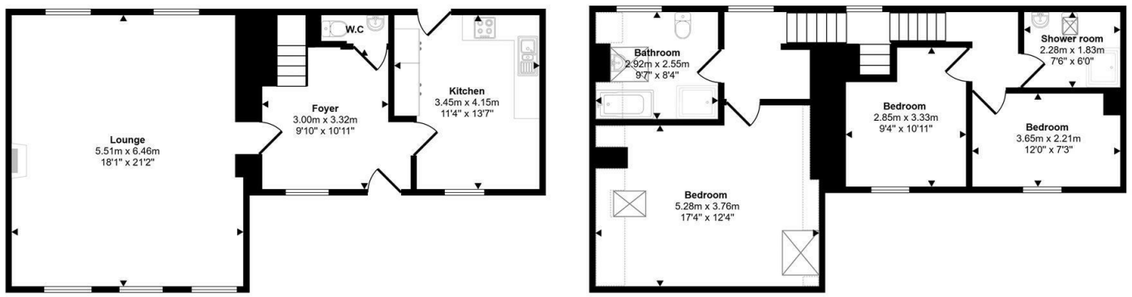
Approx Gross Internal Area
129 sq m / 1389 sq ft



Ground Floor
Approx 65 sq m / 695 sq ft

First Floor
Approx 64 sq m / 694 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
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/07/26 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

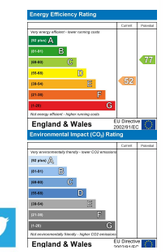
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



Dalton Cottage, 1 Heol Llansaint, Llansaint, Kidwelly, SA17 5JD

- SEMI-DETACHED COTTAGE
- BEAUTIFULLY PRESENTED
- OFF-ROAD PARKING
- VILLAGE LOCATION
- HEATING - OIL
- THREE DOUBLE BEDROOMS
- FRONT AND REAR GARDEN
- APPROX TWO MILES FROM KIDWELLY
- NO CHAIN
- EPC RATING -E

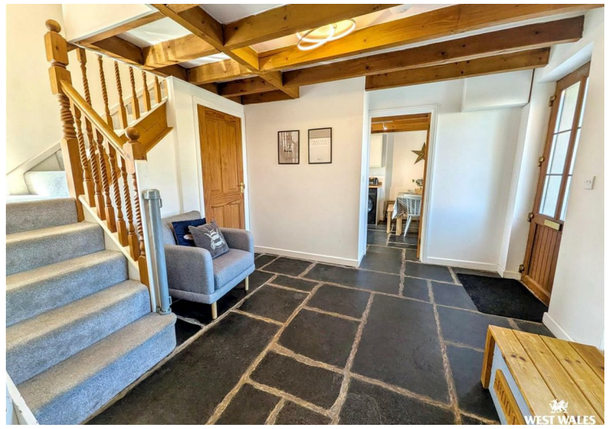


£295,000

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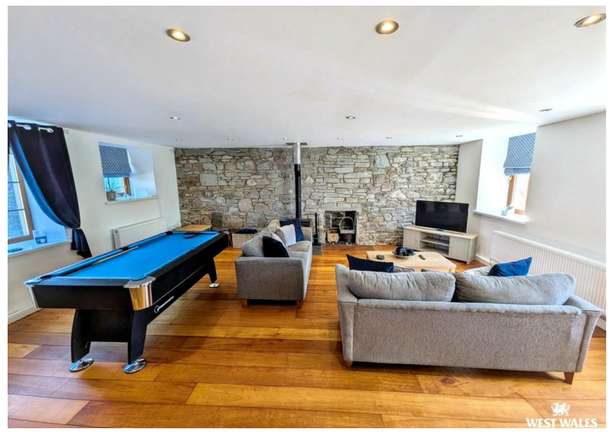
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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The Agent that goes the Extra Mile



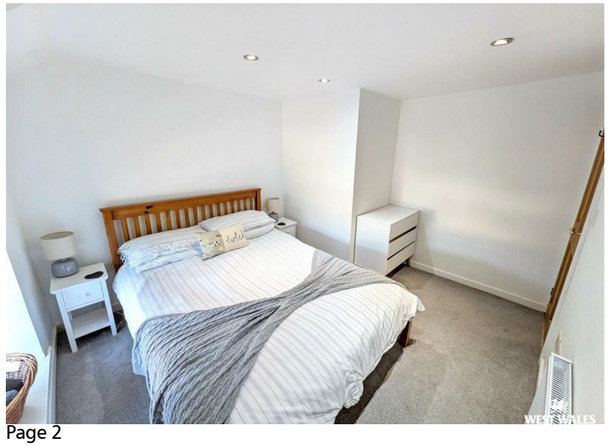


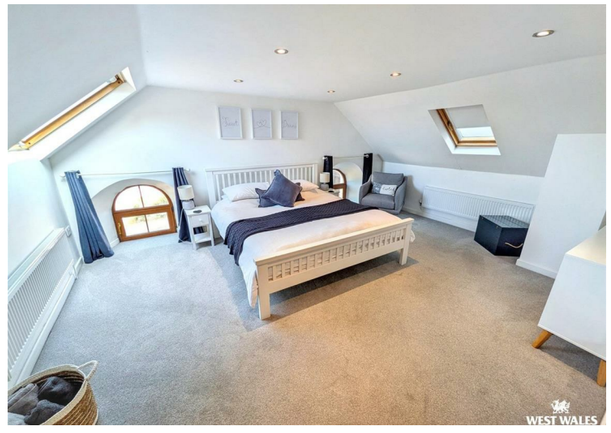




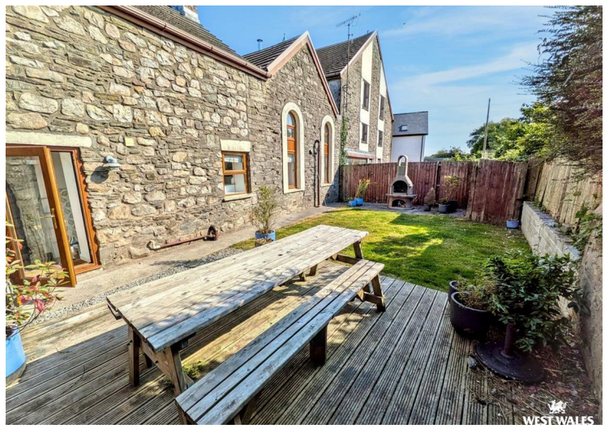












Located in the sought-after village of Llansaint, this well-presented semi-detached cottage offers a versatile opportunity, whether you're looking for a successful holiday let, a second home or a family property. Currently operating as an established holiday let, the property benefits from three double bedrooms, off-road parking and an enclosed rear garden, making it equally well suited to everyday family living.

The accommodation comprises an entrance hall, WC, a welcoming living room with a log burner and a kitchen/dining room with direct access to the rear garden. Upstairs are three double bedrooms and two family bathrooms, providing practical space for both guests and families alike.

Outside, the property offers off-road parking for two vehicles, a front lawn and an enclosed rear garden with lawn and decking, creating a great space for outdoor dining, entertaining or spending time with children and pets.

With its flexible layout, established holiday letting potential and appeal as a permanent residence, this is a property that offers a range of possibilities in a popular coastal village.







DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn left onto Morfa Ln/B4312. At the roundabout, take the 2nd exit onto A4242. At the roundabout, take the 1st exit onto A40. At Pensarn Roundabout, take the 3rd exit onto A484. At the roundabout, take the 3rd exit and stay on A484. At the roundabout, take the 2nd exit and stay on A484. Turn right signposted Ferryside. Turn left for Llansaint. Turn left onto Port Way. Turn right onto Heol Llansaint. The property will be on your left just before the turning for Heol Tregwyr. What3Words Reference; ///bunny.gardens.besotted

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