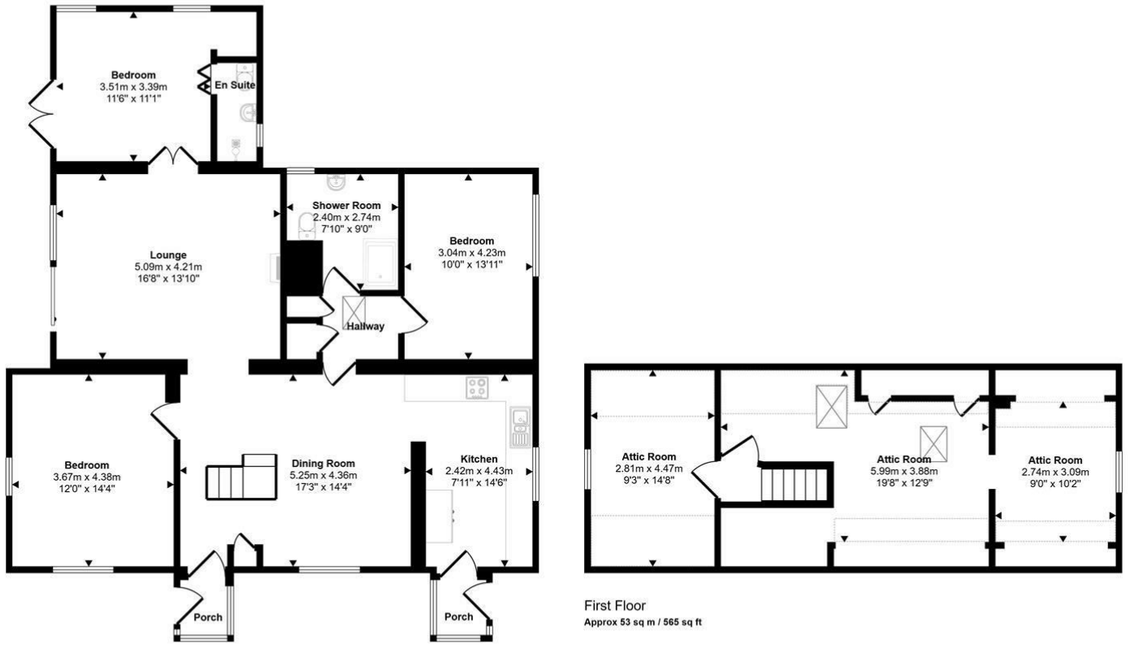
Approx Gross Internal Area
175 sq m / 1879 sq ft



Ground Floor
Approx 122 sq m / 1313 sq ft

First Floor
Approx 53 sq m / 565 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: STRICTLY 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
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/CFP 05/26 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

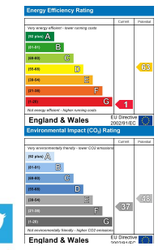
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



Portis Heol Smyrna, Llangain, Carmarthen, Carmarthenshire, SA33 5BJ

- DETACHED COTTAGE
- BEAUTIFUL GARDEN
- ORIGINAL FEATURES
- GARAGE
- HEATING - GAS
- THREE DOUBLE BEDROOMS
- 0.47 ACRE PLOT APPROX
- OFF ROAD PARKING
- EDGE OF VILLAGE LOCATION
- EPC - G



Offers In Excess Of £350,000

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



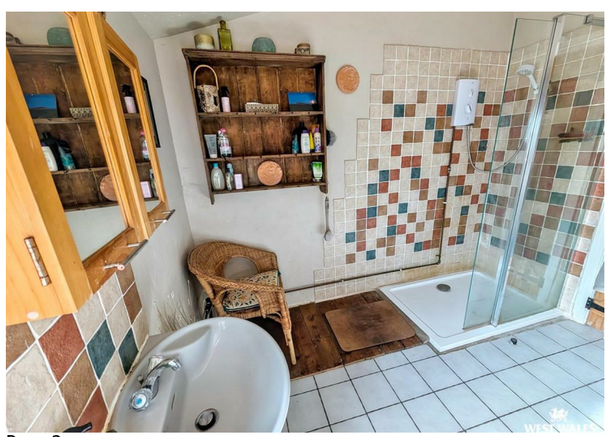


















Charming Detached Cottage with Extensive Gardens & Productive Outdoor Space

Situated just outside the sought-after village of Llangain, on the outskirts of the historic town of Carmarthen, this beautifully presented three-bedroom detached cottage offers an exceptional opportunity for families, gardeners, and those seeking a more self-sufficient lifestyle. Set within approximately 0.47 acres, the property combines charming period character with modern comfort, while its impressive outdoor spaces make it a true standout home.

Beautifully established gardens surround the property, offering a wonderful mix of lawned areas, mature planting, patio seating spaces, and productive growing areas. Perfect for keen gardeners and outdoor enthusiasts alike, the grounds include a greenhouse, two substantial polytunnels, and a well-maintained chicken run and coop — ideal for those looking to embrace country living, grow their own produce, or enjoy a more sustainable way of life.

Inside, the property offers a bright entrance hallway, two versatile reception rooms, and a stylish kitchen with shaker-style cabinetry, integrated appliances, and a porch providing direct access to the gardens. The home also benefits from three bedrooms, including a principal bedroom with doors opening onto a private patio area, together with a modern family bathroom and separate shower room.

In addition, the property features two useful loft rooms, currently utilised as craft rooms, offering flexible space ideal for hobbies, a home office, studio, or additional storage, subject to any necessary consents.

Externally, the property benefits from off-road parking and a garage, while the generous grounds provide an idyllic setting for entertaining, relaxing, or simply enjoying the peaceful rural surroundings.







DIRECTIONS

From Carmarthen proceed to the traffic lights at Johnstown and turn left onto Llansteffan Road. Continue over the flyover then turn right into Alltycnap Road. Continue for approx 1.5 miles. At a sharp right hand bend take the left fork onto Heol Smyrna and the property will be found approx half a mile along this road on the right hand side.

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