Approx Gross Internal Area
107 sq m / 1151 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: 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 C
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/CFP/02/26 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,

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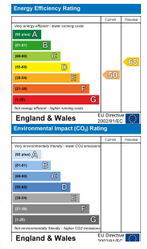
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Attractive Semi-Detached Home with Countryside Views and Character Features.

Located in the popular village of Llanfihangel-Ar-Arth, this appealing semi-detached house offers well-arranged accommodation over two floors and enjoys beautiful open countryside views to the rear, creating a peaceful and scenic setting.

The ground floor features a welcoming lounge with an open fireplace, offering excellent potential for a wood-burning stove and cosy evenings in. The separate dining room, which leads directly into the kitchen, also benefits from an open fireplace, again ready for a wood burner, making it an inviting space for both everyday living and entertaining. The kitchen is positioned to the rear of the property and offers a practical and functional layout, complemented by a Bosch Worcester combi boiler installed in March 2018.

A storage room is located to the rear and is accessed externally, providing excellent versatility. This space would suit use as a workshop, shed, hobby space or general storage, and benefits from a replaced roof in January 2019, adding to its practicality and longevity.

To the first floor, the property offers three bedrooms, all accessed from the landing, along with a family bathroom. The layout suits a range of needs, from family living to guest accommodation or home working.

The property has seen a number of key improvements over recent years, including the main roof being re-slated with new fascia boards, soffits and gutters in July 2018, while the windows and doors were replaced in April 2024, enhancing both energy efficiency and overall presentation.

Externally, the rear of the property enjoys attractive rural views, enhancing the sense of countryside living, while on-road parking is available to the front.

With two open fireplaces ready for wood burners, a flexible external storage/workshop space, upgrades, and a desirable village setting, this home presents a wonderful opportunity to enjoy village life with a rural outlook.







DIRECTIONS

From our office on Dark Gate in Carmarthen, head towards Mill Street and continue onto Lammas Street. Turn left onto Morfa Lane and follow it to the roundabout, taking the second exit onto the A4242, then the first exit onto the A40. Stay on the A40 through the roundabouts, then take the first exit onto the A485 and the second exit onto Dolgwili Road. Turn left onto the B4459, and the property will be on the right. What3Words Reference; ///proceeds.bluntly.mastering

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