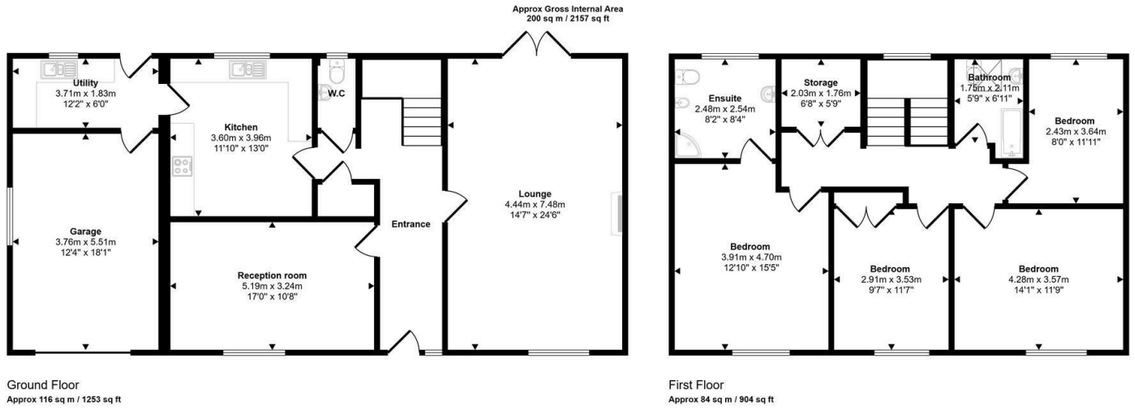


WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

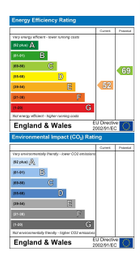
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



Church View Cottage Llandyfaelog, Kidwelly, Carmarthenshire, SA17 5PR

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- ENSUITE
- SITUATED IN THE VILLAGE OF LLANDYFAELOG – 15 MINS' DRIVE FROM CARMARTHEN
- HEATING-OIL
- FOUR BEDROOMS
- OFF-ROAD PARKING
- INTEGRAL GARAGE
- QUIET LOCATION
- EPC-TBC



£470,000

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

The Agent that goes the Extra Mile

We Say...

Situated in the sought-after village of Llandyfaelog, this five-bedroom detached family home enjoys a peaceful setting while remaining conveniently located approximately 15 minutes from Carmarthen and just 11 minutes from Pembrey Country Park and the renowned Cefn Sidan Beach.

The accommodation is arranged to suit modern family living, featuring a lounge with bi-fold doors opening onto the rear garden, a separate dining room/front reception room, a kitchen with adjoining utility room, and a ground-floor W.C. The principal bedroom benefits from ensuite facilities, while an integral garage and off-road parking add further practicality.

Outside, the property enjoys gardens to both the front and rear, providing space for outdoor dining, entertaining, and family use. The well-regarded Red Lion Inn, popular for its food and welcoming atmosphere, is located nearby, while the surrounding area offers easy access to countryside walks, coastal attractions, and everyday amenities.

Combining village living with excellent access to Carmarthen, Pembrey Country Park, and the Carmarthenshire coastline, this property presents an ideal opportunity for those seeking a well-positioned family home.







DIRECTIONS

From Dark Gate in Carmarthen follow Lammas Street to Morfa Lane (B4312) and turn left. Continue to the roundabout and take the second exit onto the A4242. At the next roundabout, take the first exit onto the A40. At Pensarn Roundabout, take the third exit onto the A484, then continue straight ahead on the A484 through the next two roundabouts, following signs for Kidwelly. Stay on the A484 for approximately 5 miles. Finally, turn left, and the destination at SA17 5PR, near Llandyfaelog and Kidwelly, will be on your left. What3Words: ///daydreams.subplot.danger

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: G
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/06/26 DRAFT JTP

LOCATION AERIAL VIEW

