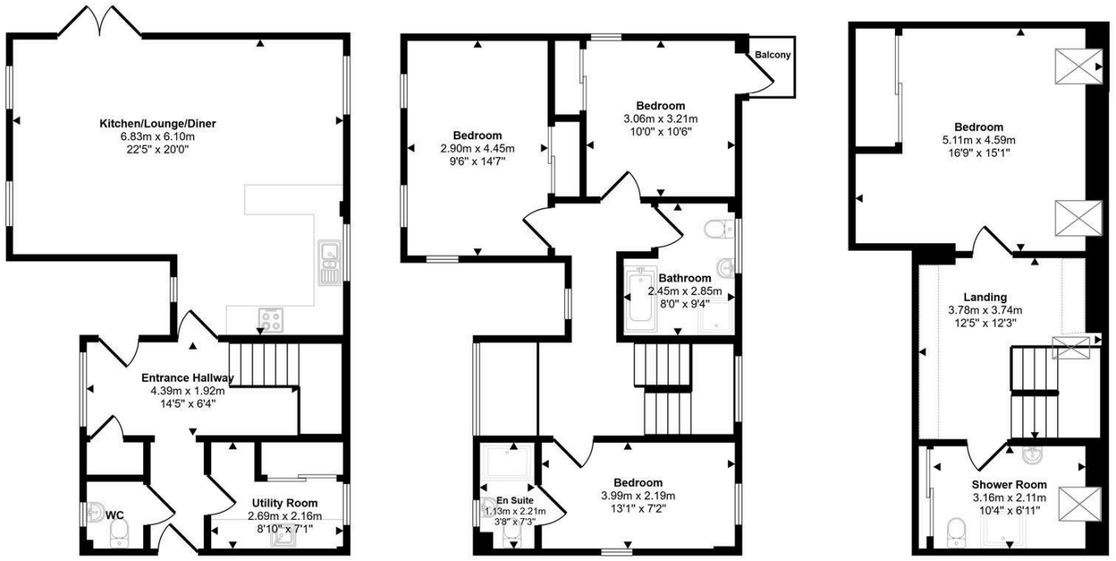
Approx Gross Internal Area
165 sq m / 1772 sq ft



Ground Floor
Approx 59 sq m / 633 sq ft

First Floor
Approx 59 sq m / 639 sq ft

Second Floor
Approx 46 sq m / 500 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.



DIRECTIONS

From Carmarthen, follow Lammas Street to Morfa Lane/B4312 for about 2 minutes, then continue driving along the A484 for around 12 minutes. Turn left onto Morfa Lane/B4312, then at the roundabout take the second exit onto the A4242. Continue through the next roundabouts, taking the first exit onto the A40, then the third exit onto the A484 at Pensarn Roundabout, and keep following the A484 through a couple more roundabouts. Finally, drive into Llandyfaelog, turn left, then right, and your destination will be reached. Kerho is located before the Red Lion Pub.

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.
CF WEBSITE LINK TO PRINT

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

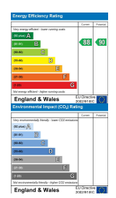
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



Kerho Llandyfaelog, Kidwelly, Carmarthenshire, SA17 5PR

- DETACHED HOUSE
- APPROX. 1,772 sq ft
- FOUR BEDROOMS
- POPULAR VILLAGE LOCATION
- HEATING - OIL
- EXCEPTIONAL CONTEMPORARY FAMILY HOME
- HIGH-SPEC FINISH THROUGHOUT
- OPEN-PLAN KITCHEN/LOUNGE/DINER
- APPROX. 15 MINUTES FROM CEFN SIDAN BEACH AND CARMARTHEN TOWN
- EPC - B



Offers In The Region Of £425,000

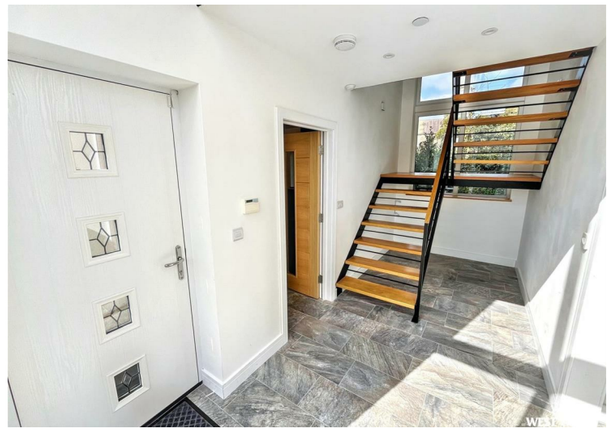
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9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile





Exceptional Contemporary Family Home | Approx. 1,772 sq ft | High-Spec Finish Throughout

This beautifully designed and meticulously finished four-bedroom modern home offers approximately 1,772 sq ft (165 sq m) of versatile living space arranged over three floors. Combining premium materials with advanced construction methods, the property delivers a superb balance of style, comfort, and energy efficiency, ideal for modern family living.

The ground floor is centred around an impressive open-plan kitchen, lounge, and dining area measuring over 22 feet in width, creating a sociable and inviting heart to the home. The bespoke Middleton kitchen is thoughtfully designed with quality cabinetry and ample workspace, flowing effortlessly into the living and dining areas, making it perfectly suited to both everyday life and entertaining. This main living area has also been enabled for a surround sound cinematic experience, enhancing the sense of luxury and enjoyment. A welcoming entrance hallway provides access to a practical utility room and a convenient ground-floor WC, ensuring the layout is as functional as it is stylish. Throughout the ground floor, elegant Kahrs oak flooring is complemented by oak stair treads, internal doors, and window boards, adding warmth and a cohesive high-end finish.

The first floor provides three bedrooms arranged around a central landing. The bedroom with en-suite shower room offers excellent versatility and would make an ideal teenager's room or could be styled as a luxurious dressing room. A further bedroom enjoys access to a private balcony, creating a lovely retreat, while the remaining bedroom offers comfortable accommodation. A contemporary family bathroom serves this floor, fitted with high-quality sanitaryware and premium Aqualisa showers, reflecting the consistent attention to detail found throughout the home.

Occupying the top floor is an impressive fourth bedroom suite, offering excellent flexibility for use as a principal bedroom, guest accommodation, or a private workspace. The floor also features a generous landing area, ideal for use as a study or reading area, along with a dedicated shower room, creating a self-contained feel that enhances the overall versatility of the property.

The home has been constructed to a high-performance specification, including high-quality Rehau windows and super-insulated walls and floors designed to enhance both thermal efficiency and sound insulation between rooms. Modern connectivity is ensured with full fibre broadband, while a wired alarm system provides added peace of mind. The bathrooms throughout are finished to a high standard, all featuring Aqualisa showers for a refined and reliable experience.

This is a rare opportunity to acquire a thoughtfully designed, high-specification home that combines contemporary living with excellent build quality and modern technology, creating a property perfectly suited to today's lifestyle demands.



