

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'

WHAT3WORDS///chap.snowballs.sprint

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on AJS/SC/0826/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,

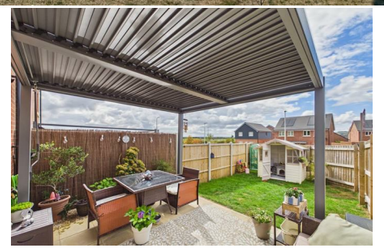
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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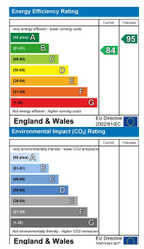






30 Ffordd Brynderi, Carway, Carmarthenshire, SA17 4BD

- Traditional, End-of-terrace, Townhouse With Open Aspect
- Cloakroom, Bathroom & En-suite Shower-room
- Extensive Storage Throughout
- Dandara Constructed Protected By the New Homes Quality Code
- Immaculately Presented Internally & Externally
- Three Double Bedrooms
- Driveway With EV Charger
- West-facing Rear Garden With State Of The Art Pergola
- Full Fibre Broadband Connection
- Council Tax D EPC Rating B

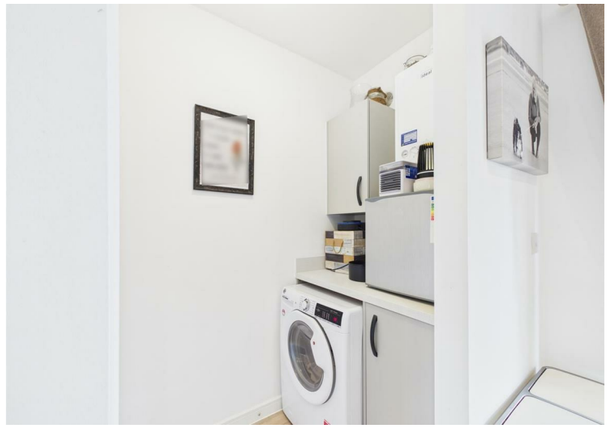


£239,950

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The Agent that goes the Extra Mile



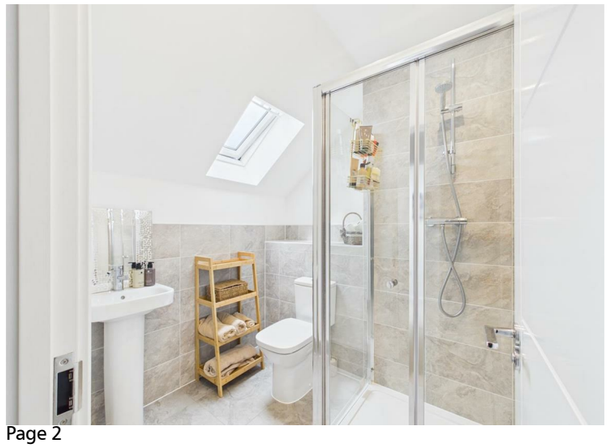


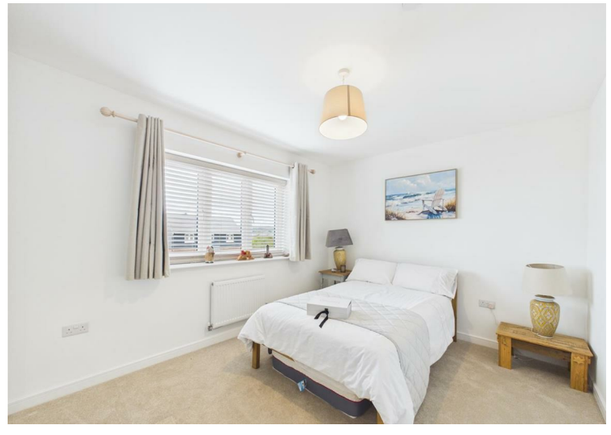












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This superb end-of-terrace townhouse offers views over the Ffos Las racecourse and forms part of a brand-new residential development by Dandara, the award-winning homebuilders. It offers high-end modern living over three floors, with three double bedrooms, three parking spaces, and an EV charger. The landscaped, westerly-facing rear garden features a custom-built aluminium pergola with dual-zone roof technology, ideal for outdoor living in any weather. The garden and views create a spacious and welcoming property. Full fibre broadband is available for those who work from home. We recommend a viewing to get a proper feel for the property, size and location. For further details or to arrange a viewing, please get in touch with us on 01554 759655. EPC Rating: B. Council Tax Band D.

The accommodation comprises a hall, lounge, kitchen/dining room, utility room, cloakroom, first landing, bathroom, two double bedrooms, second landing, main bedroom and en-suite shower room. The side driveway is wide enough for three cars and has an EV charger. Secure gated access leads to the rear garden, which is mainly lawn with a patio area, pergola, and small summerhouse. The front is open aspect and low maintenance. Take a look at our virtual tour to get a real feel for the quality of this property.

It is in the well-known Ffos Las area, off Carway in the second development. Carway is approximately 7 miles from Llanelli, 12 from Carmarthen and 18 from Swansea, making it suitable for commuters. Public transport links to major towns are good, and there is a local primary school. The area is well served with village amenities, plus a children's play park and sports field. Leisure opportunities include countryside walks, golf at Glyn Abbey Golf Club, and easy access to Pembrey Country Park and the beach. Carway has seen much development in recent years and is underpinned by the Ffos Las racecourse.

..AGENTS VIEWING NOTES

HALLWAY

LOUNGE

KITCHEN/DINER

UTILITY ROOM

CLOAKROOM

LANDING

BATHROOM

BEDROOM 2

BEDROOM 3

SECOND FLOOR LANDING

BEDROOM 1

EN-SUITE SHOWER ROOM



DIRECTIONS

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

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