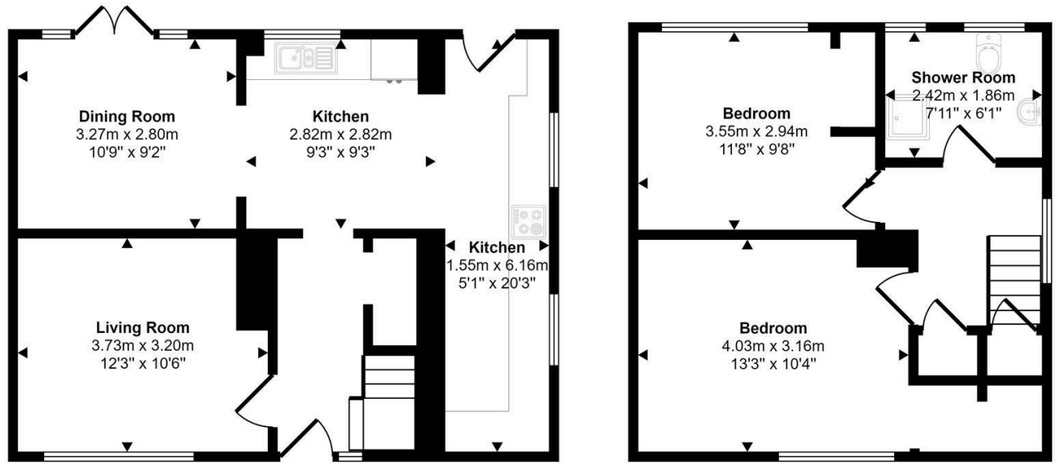
Approx Gross Internal Area
87 sq m / 934 sq ft



Ground Floor
Approx 49 sq m / 526 sq ft

First Floor
Approx 38 sq m / 408 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
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/REM/03/24OK

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
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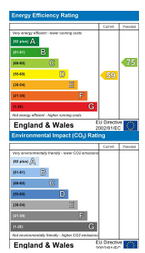
01267 236655
www.westwalesproperties.co.uk



4 Heol Y Waun, Maesycrugiau, Pencader, SA39 9NA

- SEMI-DETACHED HOUSE
- OFF ROAD PARKING
- BEAUTIFULLY PRESENTED
- IDEAL FIRST TIME BUYER OPPORTUNITY
- HEATING - LPG GAS
- TWO DOUBLE BEDROOMS
- REAR GARDEN
- COUNTRYSIDE VIEWS TO THE REAR
- VILLAGE LOCATION
- EPC RATING - D

£165,000



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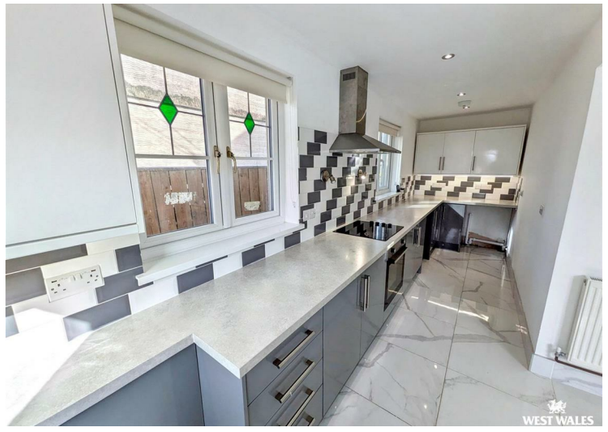
The Agent that goes the Extra Mile

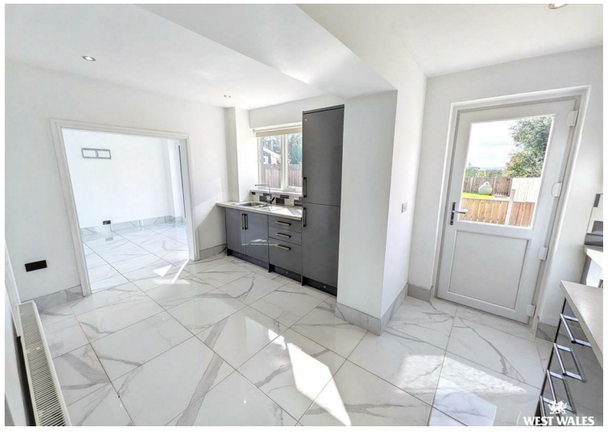












A fantastic opportunity to purchase this two-bedroom semi-detached property in the village of Maesycrugiau, approximately 4 miles from Pencader, offering convenient access to local amenities and transport links.

The property would appeal to a range of buyers, whether you are taking your first steps onto the property ladder, looking for an investment opportunity or searching for a home with room for a growing family. Viewing is highly recommended to appreciate the accommodation and outdoor space on offer.

The property briefly comprises an entrance hall, living room and open-plan kitchen/diner, with a door providing access to the rear garden. Upstairs, there are two double bedrooms and a family bathroom fitted with a walk-in shower.

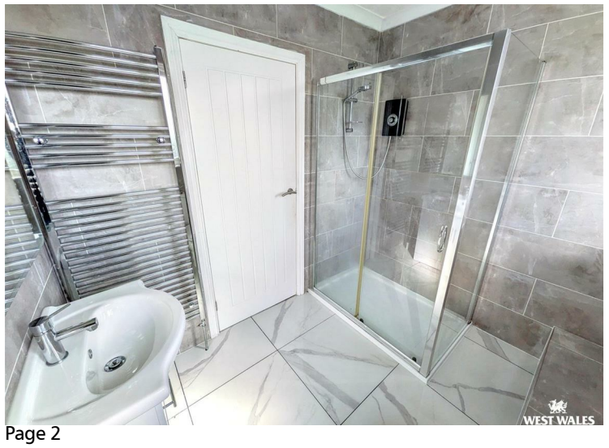
Externally, the property benefits from off-road parking for two vehicles to the front, with additional off-road parking to the rear of the garden. The enclosed rear garden is predominantly laid to lawn, with a gravel pathway running around the garden and paved areas providing space for outdoor seating and dining. Timber edging creates defined areas within the garden, while the lawn provides useful space for children or pets. The garden also offers scope for the new owners to add their own touches and create an outdoor space suited to their needs.















DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn right onto Heol Dwr/Water St. Turn right at the 1st cross street onto St Catherine St. Continue onto Barn Rd. At the roundabout, take the 1st exit onto Francis Terrace. Continue onto Richmond Terrace. Richmond Terrace turns right and becomes Old Oak Ln. At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484. Continue to follow A484. At the roundabout, take the 1st exit onto Bronwydd Rd/A484. At the roundabout, take the 2nd exit onto Dolgwili Rd/A4243. At the roundabout, take the 1st exit onto Dolgwili Rd/A485. Continue to follow A485. Turn left onto B4459. Continue for 0.9 miles. Turn right. Slight left. The property will then be on your left. What3Words Reference; ///handsets.crumbles.fall

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