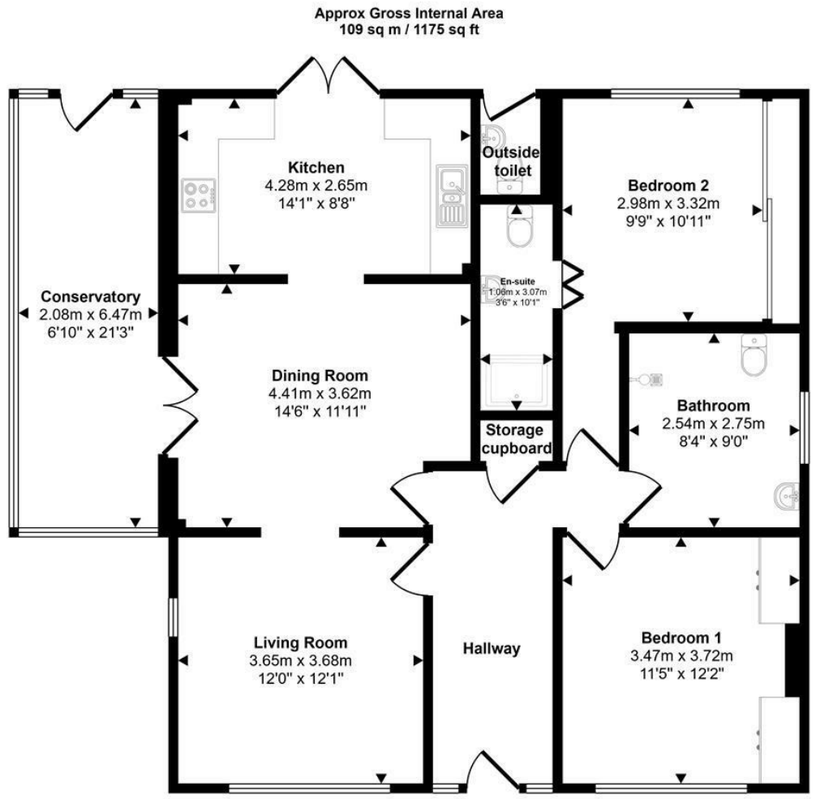


Floorplan

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 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.
CFP/LSM/ OK /09/25

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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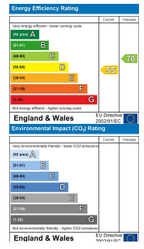
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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Two/three-bedroom detached bungalow is located in the semi-rural village of Nantycaws, offering the perfect balance of countryside living with easy access to the County town of Carmarthen via car or local bus services.

The accommodation includes a kitchen/diner, a separate dining room, and a versatile lounge which can also serve as a third bedroom if desired. There are a further two bedrooms, one of which benefits from an en-suite shower room, along with a main family bathroom. A bright and airy conservatory provides a relaxing space to enjoy views over the garden and surrounding countryside.

Externally, a gated driveway offers ample parking space and leads to a garage, with additional workshop providing excellent utility space. The generous-sized gardens feature established shrubs and mature trees, making them ideal for keen gardeners or those seeking outdoor space to relax and unwind.

Further benefits include oil-fired central heating, double glazing throughout, and stunning open countryside views to the rear — a perfect setting for peaceful rural living while remaining conveniently close to town amenities.

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Vue Cinema complex, restaurants, bars and a multi storey car park. The town is also served by direct inter city trains from West Wales to London and Manchester.







DIRECTIONS

From our office head out past the police HQ (Llangunnor). Follow this road until entering Nantycaws. Turn right before the bus stop and you will reach the property down the lane denoted by Our For Sale Board. What3words resurgent.marine.logged

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