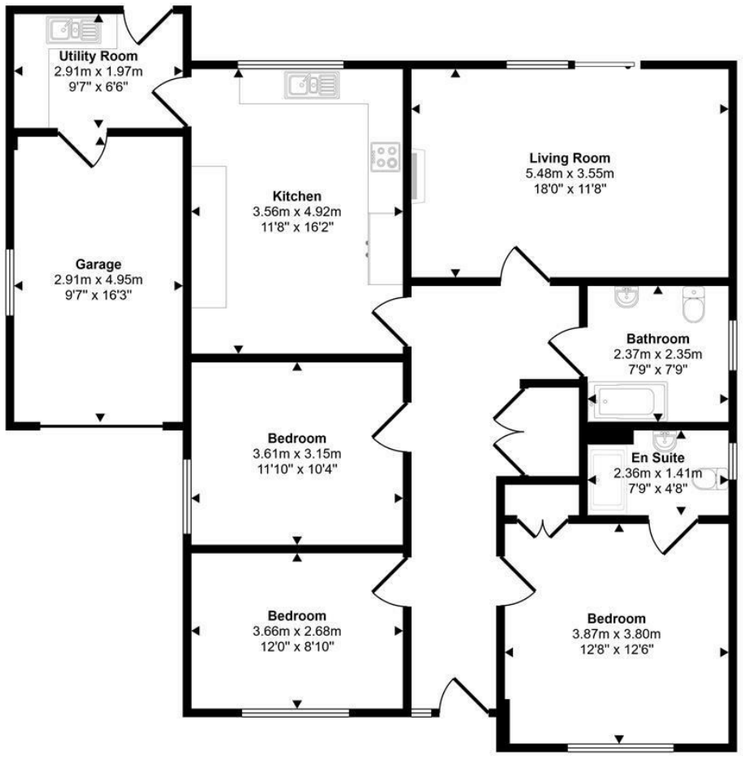
Approx Gross Internal Area
126 sq m / 1351 sq ft



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: 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/CFP 04/26 OK JTP

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
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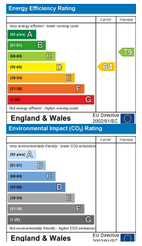
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk

28 Uwchgwendraeth, Drefach, Llanelli, SA14 7AR

- DETACHED BUNGALOW
- FRONT AND REAR GARDEN
- DRIVEWAY PARKING
- NEW BOILER INSTALLED 2026
- HEATING - OIL
- THREE DOUBLE BEDROOMS
- GARAGE
- BEAUTIFULLY PRESENTED
- GOOD TRANSPORT LINKS
- EPC RATING - D



£340,000

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The Agent that goes the Extra Mile

West Wales Properties are pleased to offer to the market, this well-presented three-bedroom detached bungalow with off-street parking and garage, situated on a quiet cul-de-sac in the village of Drefach.

The accommodation is arranged over a single level and comprises a living room, kitchen with adjoining utility room, and three double bedrooms. The principal bedroom benefits from an en suite shower room, while a separate family bathroom serves the remaining bedrooms. A central hallway provides access to all main rooms.

Externally, the property benefits from an enclosed rear garden laid to lawn, with a patio area accessed via French doors from the living room. To the front, there is a garden featuring a variety of shrubs and flower beds. A driveway provides off-street parking and leads to the integral garage.

The village provides a local shop and primary schooling and is approximately 10.5 miles from the county and market town of Carmarthen, and around 3 miles from Cross Hands and the M4 connection at Pont Abraham. The nearby country park offers opportunities for walking in wooded surroundings.

Viewings are recommended to fully appreciate the property.

DIRECTIONS

From our office on Dark Gate in Carmarthen, Follow Lammas St, Morfa Ln/B4312 and A4242 to A40, Follow A48 to B4310. Take the exit for B4310 from A48, At the roundabout, take the 3rd exit onto B4310, Turn left to stay on B4310, Turn right onto Heol Cwmmawr/B4310, Go through 1 roundabout, Turn left onto Uwch Gwendraeth, Continue until you reach number 28 on the left. What3Words; ///score.shuffle.latitudes

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