

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///vowed.cupcake.spot

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

Take on JHL/SC/1126/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.

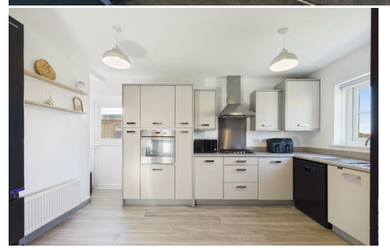
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
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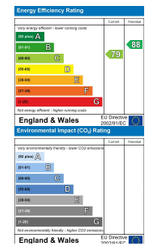






15 Heol Waunhir, Carway, Kidwelly, SA17 4GL

- **Traditionally Built Semi-detached Townhouse**
- **Four Bedrooms**
- **Cloakroom, Bathroom & En-suite In Master Bedroom**
- **Immaculately Presented Throughout**
- **Enclosed Rear Garden**
- **Off-road Parking for Two Vehicles**
- **Commanding View Over Ffos Las**
- **Situated in A Cul-de-sac Within A Quiet Residential Estate**
- **Viewing A Must!**
- **EPC RATING C. COUNCIL TAX BAND D.**



£250,000

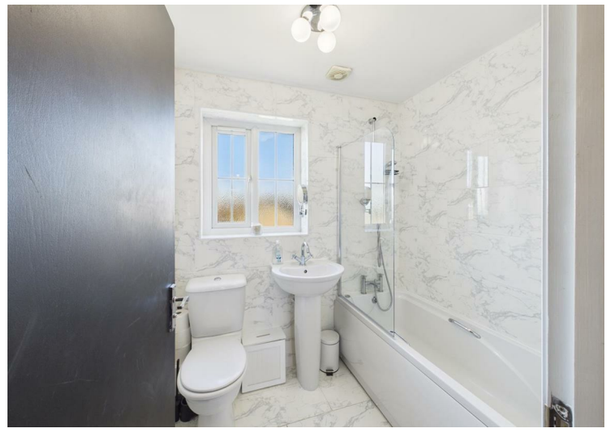
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The Agent that goes the Extra Mile



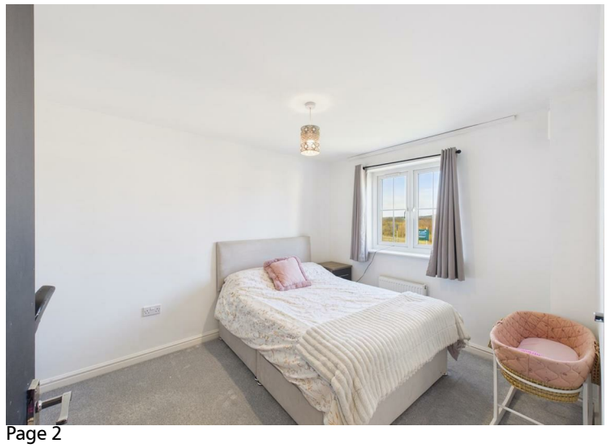


















A property that certainly catches your eye while driving past, being one of the six homes that stands out from the crowd with the faux stone feature, we have this immaculately presented traditionally built semi-detached, four bedroom townhouse for sale! Ready to welcome all you lucky buyers this property offers a perfect blend of comfort and modern living and is an ideal home for all the family. Situated in a quiet cul-de-sac location with Ffos Las on the door step plus Glyn Abbey Golf Club and within easy driving distance to Pembrey Counrty Park, Llanelli Town and the market town of Carmarthen viewing this property is highly recommended to appreciate the size, presentation and location! Call us on 01554 759655 to secure your viewing. EPC RATING C. COUNCIL TAX BAND D.

Accommodation comprises : Hallway, cloakroom, storage cupboard, kitchen, lounge, bathroom, four bedrooms- three of which are doubles and the master bedroom having an en-suite shower room. Externally, open-aspect frontage laid to lush green lawn, two parking spaces to the side. A rear enclosed garden with decked area and the remainder laid to another level lush-green lawn and path to the side with pedestrian access to the front of the property.

Situated in Ffos Las just off the cusp of Carway in the second development. Carway is conveniently situated approximately seven miles to Llanelli, Twelve miles to Carmarthen and eighteen miles to Swansea so is ideal for commuting. Carway has been developed in recent years much thanks to the prestigious Ffos-Las race course. There are public transport links between the major towns and for children there is a local primary school.

..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built property. Council tax band D. Mains gas, water, electric, and sewerage connected. There are covenants and easements listed on the land registry title; we have the title on file. Property is situated across the road from Ffos Las Racecourse. Off-road parking to the side of neighbours house for 2 vehicles. According to Ofcom, the following information is available for this location: Broadband availability—up to Superfast (80 Mbps); Mobile availability—good outdoor coverage with Vodaphone, O2 and Three, variable outdoor coverage for EE. coverage. Based on the information currently available to the Coal Authority; a mining report is recommended for this property. WHART3WORDS: ///vowed.cupcake.spot

HALLWAY

CLOAKROOM

KITCHEN/DINER

LOUNGE

LANDING

BATHROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

SECOND 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.