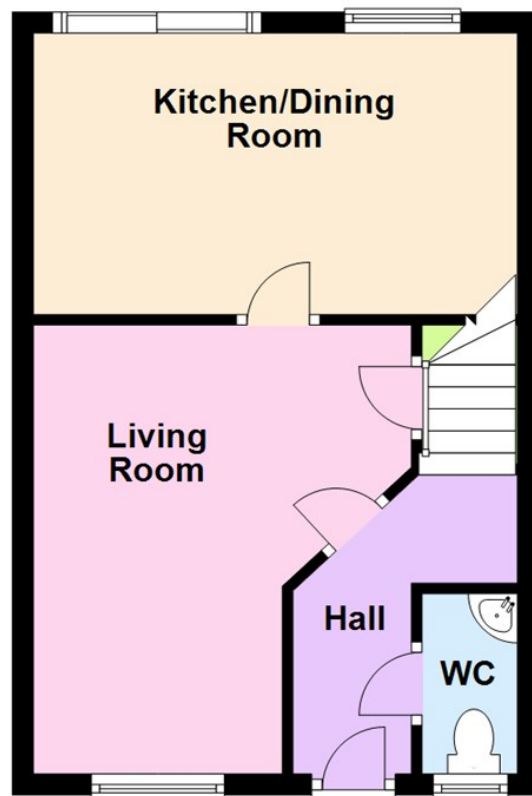
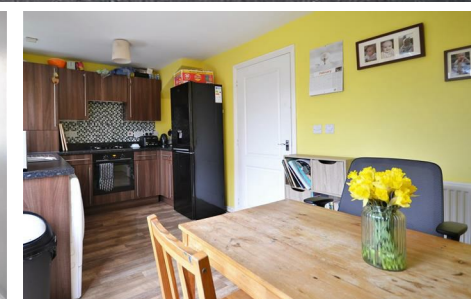
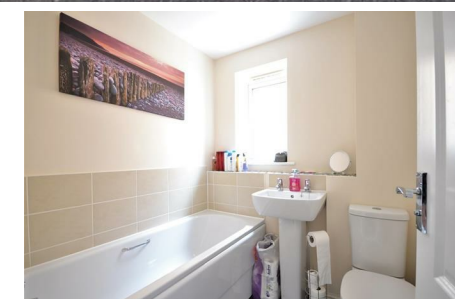
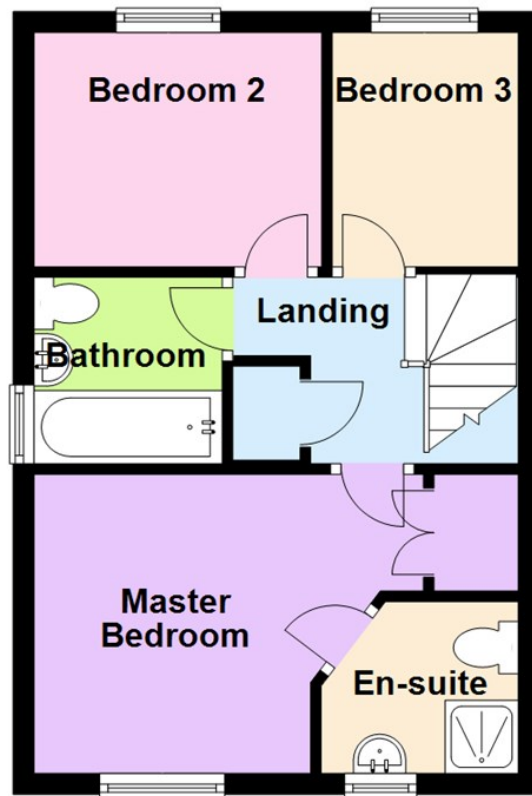


Ground Floor



First Floor

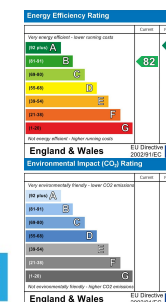


14 Erwau'r Garn, Carway, Kidwelly, SA17 4JB

- Semi-Detached
- Living Room
- Bathroom & WC
- Gas Central Heating
- Countryside Views
- Three Bedrooms
- Kitchen / Dining Room
- Master Bedroom with En-Suite
- Two Parking Spaces
- EPC Rating: B

£130,000

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



GENERAL INFORMATION

VIEWING: By appointment with 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 Carmarthen

EJL/SLE/02/2021/OK/EJL

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.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

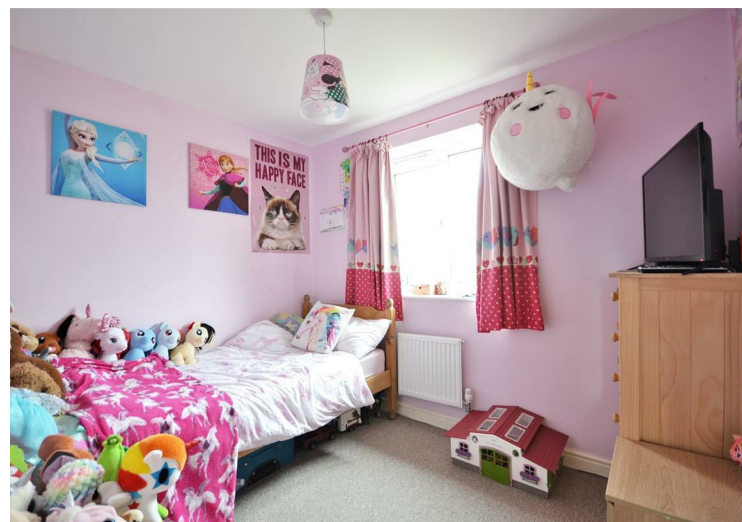
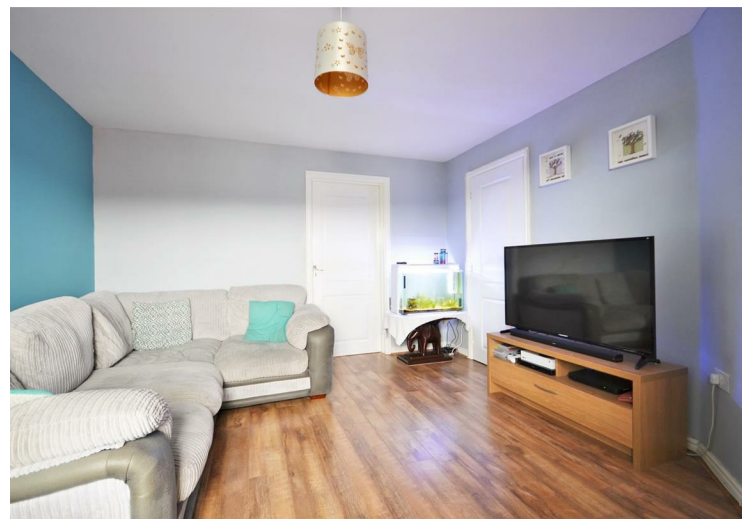
TELEPHONE: 01267 236655



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile



****VIRTUAL VIEWING AVAILABLE** **COUNTRYSIDE VIEWS****

Situated in the popular residential estate of Ffos Las, offering an open aspect frontage with views over the Ffos Las Racecourse and beautiful open countryside, we have for sale this semi-detached property built in 2015 and still covered by the NHBC Certificate.

The accommodation comprises: Entrance Hall, Downstairs WC, Living room with under stairs storage, Open Plan Kitchen / Dining room with fitted units and Patio Doors leading to the rear garden. Upstairs there is a Master Bedroom with En-Suite Shower room and built-in storage, two further bedroom and the family bathroom.

Externally there is an enclosed rear garden mainly laid to lawn with pedestrian access to the side, front grassed area and allocated parking for two vehicles.

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.

Hall

3'8" x 5'5" (1.13m x 1.67m)

WC

5'5" x 2'11" (1.67m x 0.90m)

Living Room

14'1" x 11'11" (4.29m x 3.62m)

Kitchen/Dining Room

8'10" x 15'2" (2.69m x 4.63m)

Landing

5'10" x 8'11" (1.78m x 2.73m)

Master Bedroom

9'6" x 14'10" (2.92m x 4.53m)

En-suite

5'5" x 6'2" (1.64m x 1.89m)

Bedroom 2

7'5" x 9'2" (2.25m x 2.79m)

Bathroom

6'0" x 5'11" (1.84m x 1.80m)

Bedroom 3

7'4" x 5'10" (2.24m x 1.78m)



DIRECTIONS

From Carmarthen take the A484 towards Llanelli. In the village of Cwmffrwd go straight ahead at the junction on to the B4309 to Pontyates. After the level crossing in Pontyates turn Right on to the B4317 signposted Carway. Continue through Carway past the school and at the roundabout take the first exit and follow the road going past "Ffos Las Racecourse" on your right. Follow the road and take the first exit on the roundabout. Turning into a new estate, at the junction turn right and follow the road all the way up to the top to the next junction. At this junction turn right again follow the road and as the road bears round to the left you will see a driveway to your right, the house is the second on your right.

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