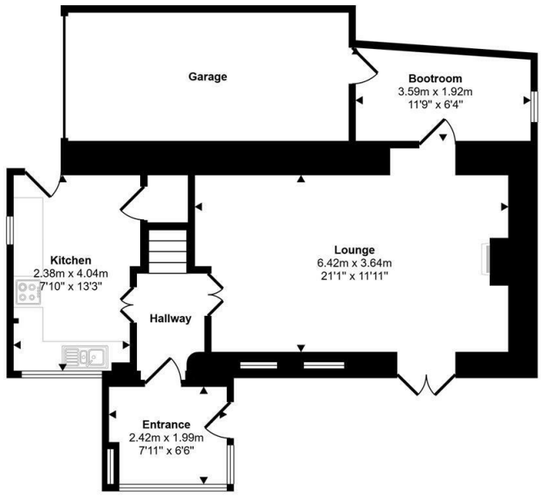
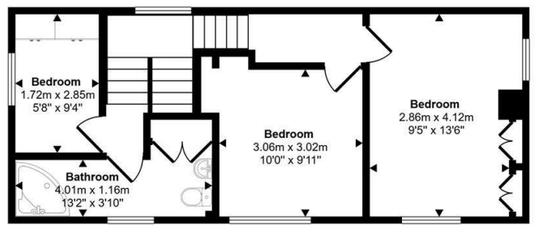
Approx Gross Internal Area
121 sq m / 1300 sq ft



Ground Floor
Approx 77 sq m / 829 sq ft



First Floor
Approx 44 sq m / 471 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: 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/JTP/11/26 DRAFT

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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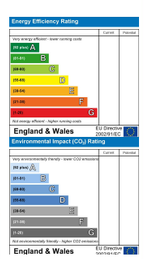
01267 236655
www.westwalesproperties.co.uk



Sarnau, Lon Y Felin, Talog, Carmarthen, Carmarthenshire, SA33 6NZ

- DEATCHED COTTAGE
- CHAIN FREE
- GARAGE
- TIERED GARDEN WITH SHED & DECKING
- HEATING-
- THREE BEDROOMS
- OFF-ROAD PARKING
- RURAL SETTING
- SOLAR PANELS
- EPC-



Offers In The Region Of £290,000

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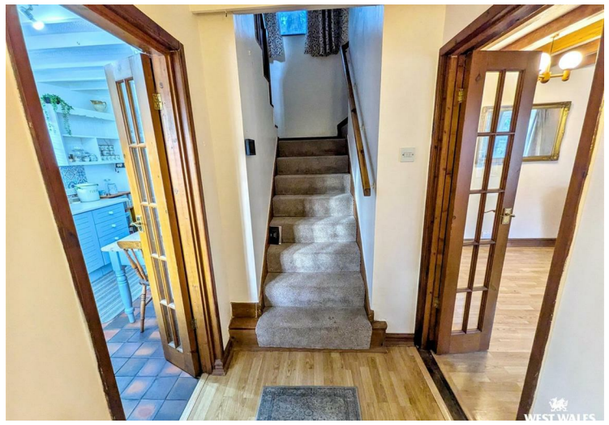
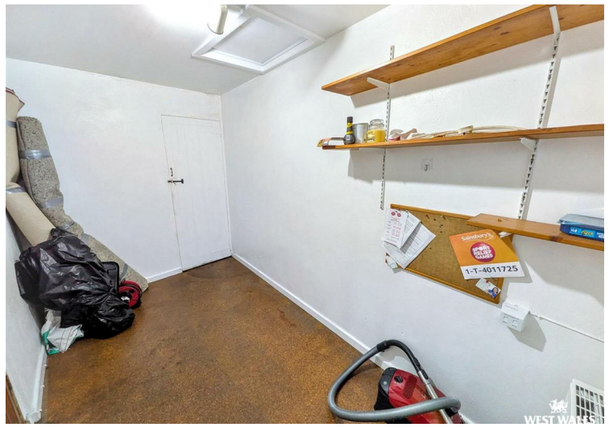
The Agent that goes the Extra Mile










Charming Detached Cottage in a Peaceful Rural Setting *CHAIN FREE*

Tucked away in a rural position, this characterful three-bedroom detached cottage blends country charm with modern efficiency, and comes with a wonderfully private tiered garden to explore.

Step inside and the character is immediately clear. The reception room is a real showpiece, with exposed timber beams and a stone-built fireplace housing a log burner, an inviting spot for cosy winter evenings. The farmhouse-style kitchen/diner is full of personality, with painted cabinetry, a patterned tiled splashback, a freestanding cooker, a beamed ceiling and traditional quarry tiled flooring, plus a rear door for easy access outside. With a boot room leading to the integral garage for additional storage

Upstairs are three bedrooms, each with timber flooring and fitted storage, including a fantastic run of pine wardrobes in the third. The family bathroom has a corner bath with shower over, tiled walls and a traditional timber-lined ceiling.

Outside, the tiered garden rises in terraces via stone steps to a lawned area at the top, with vibrant colour from fiery acers and mature shrubs. There is a shed and a decked seating area with a swing seat, perfect for al fresco dining and soaking up the woodland views. It is a blank canvas for a keen gardener to put their stamp on. To the front there is off-road parking and a garage.

Solar panels on the roof and an air source heat pump help keep running costs down.

Early viewing is highly recommended.





DIRECTIONS

Starting from Dark Gate in Carmarthen, head along Lammas Street and turn right onto Water Street. Continue onto Fountain Hall Terrace, then Lime Grove Avenue, before following Trevaughan Road and Henfwlch Road. Continue towards Talog, then turn left and follow the road before turning right. The property will be on your left. Whar3words: ///warp.verges.punctuate

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