

01554 759655

www.westwalesproperties.co.uk



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: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: N/A

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take-on RLM/SC/0922/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

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

TELEPHONE: 01554 759655

Maesgwendraeth Farm Trimsaran, Carmarthenshire, SA17 4LD

- Acreage and Outbuildings
- Large Paddock
- Idyllic Location
- Unique Listing
- Viewing Strictly By Appointment Only
- 3.6 Acres
- Fishing Rights for the Gwendraeth Fawr
- Chain Free!
- Non Residential Property

£240,000

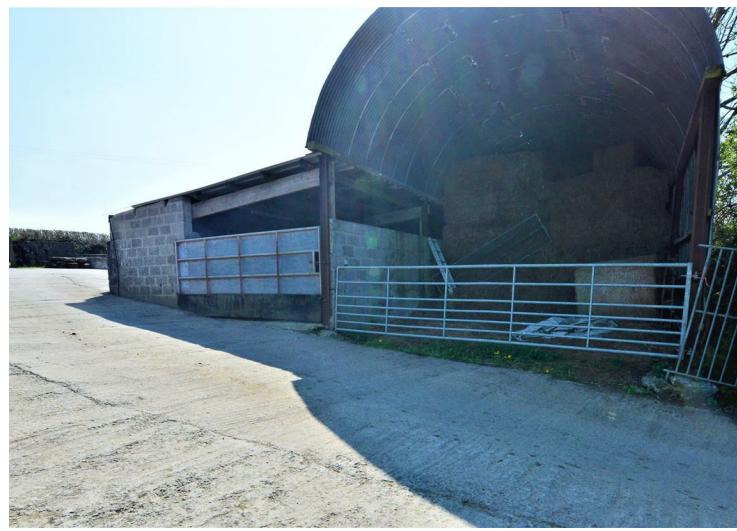
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The Agent that goes the Extra Mile



KEY INFORMATION

CHALET

DUTCH BARN WITH LEAN TO LOOSE BOX

SILO BARN WITH TWO LEAN TO LOOSE YARD

STABLE AND LOOSE BOX

SPACIOUS WORKSHOPS

DIRECTIONS

At our office turn right at Station Road traffic lights, follow the road keeping in the left-hand lane. At the next set of traffic lights carry straight on taking the first turning on your right signposted "New Road". Continue on this road and at the mini-roundabout take the first turning off, follow the road going straight through the next set of traffic lights and carry on traveling along the road going through the little hamlet of "Pen Y Mynydd" making your way into "Trimsaran". At the mini roundabout take the first turning off signposted "Carway". Follow "Culla Road" taking the second turning on your left signposted for "Pontnewydd". Follow the road taking a left-hand bend and continue to follow going past a few properties on your right. You will see a track entrance to the left with a small cattle grid, turn here and follow the track along, when you can see a dutch barn to your left turn left and follow in through a courtyard then See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.

