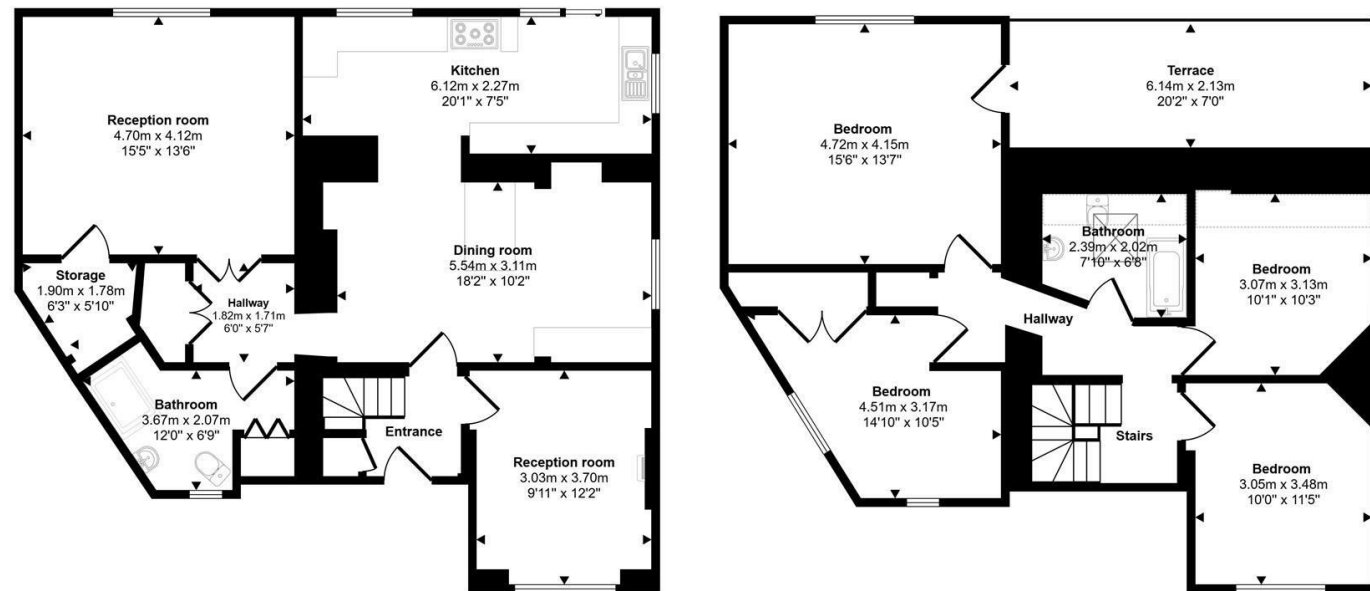


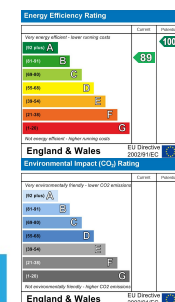
Approx Gross Internal Area
161 sq m / 1730 sq ft



Pantyrathro Lodge Llangain, Carmarthen, SA33 5AJ

- DETACHED HOUSE
- THREE RECEPTION ROOMS
- VICTORIAN FEATURES
- OUTDOOR SECOND FLOOR TERRACE
- HEATING- AIR SOURCE HEAT PUMP
- FOUR BEDROOMS
- OFF ROAD PARKING
- SOLAR PANELS WITH OPTION TO CONNECT BATTERY
- SECLUDED LOCATION
- EPC-B

£495,000



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

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: G

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/06/26 APPROVED CFP

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,

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9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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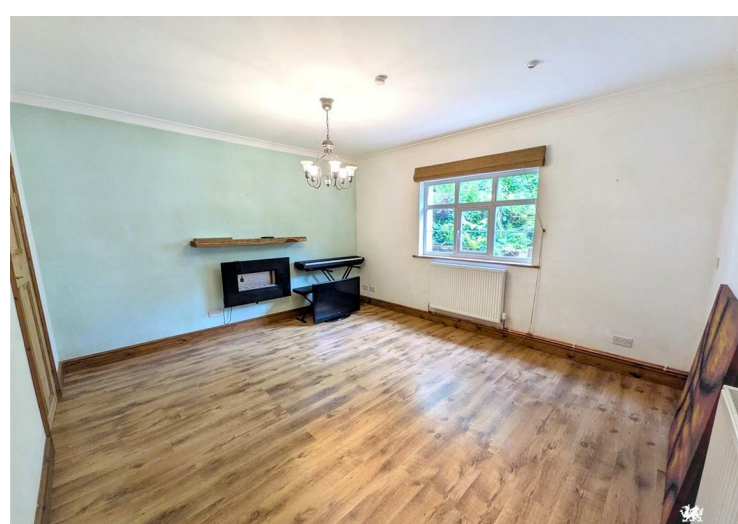


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The Agent that goes the Extra Mile

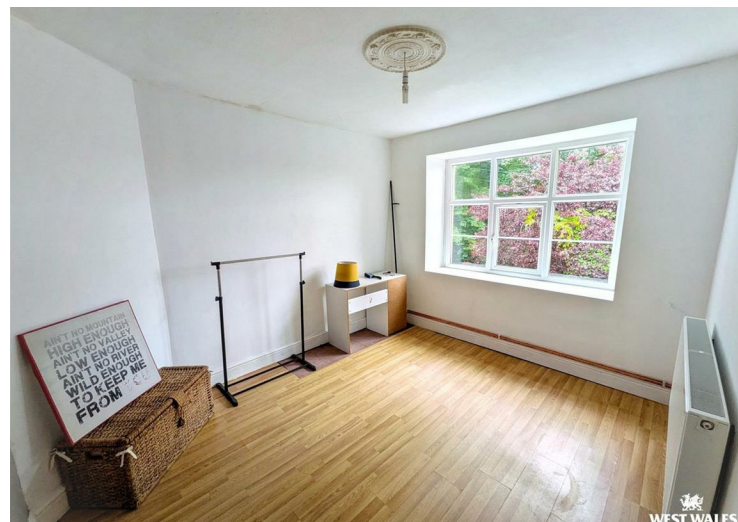




This detached Victorian home combines period character with a range of recent energy-efficiency improvements. Occupying a secluded position surrounded by mature greenery, the property offers four bedrooms, three reception rooms, off-road parking and a second-floor outdoor terrace.

The home retains many Victorian features while benefiting from substantial modern upgrades. A wood-burning stove forms a focal point within the main reception room and was professionally tested and cleaned on a regular basis.

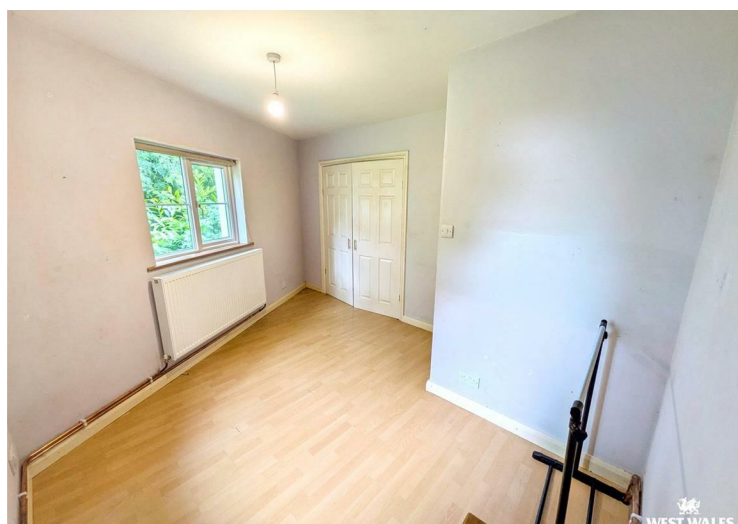
Extensive insulation works have been completed throughout the property. Internal walls were stripped back, re-studded, insulated and refurbished, significantly improving thermal performance. The loft and roof spaces have also been fully insulated and boarded, providing useful storage while further enhancing energy efficiency.



Renewable energy improvements include solar panels installed in September 2025, currently providing selling back to the national grid and offering the option to connect battery storage in the future. An air source heat pump was installed in October 2025, contributing to the property's impressive EPC Rating of B—an uncommon achievement for a Victorian home.

The gardens are a particular feature of the property, combining patio seating areas, lawn and established planting with a backdrop of mature woodland. The outdoor space offers a high degree of privacy, opportunities for gardening and growing, and plenty of room for relaxing or entertaining. The second-floor terrace provides an additional outdoor seating area from which to enjoy the surrounding greenery.

Combining Victorian character with modern sustainability, this is a home that offers both period charm and the benefits of extensive investment in energy efficiency.



DIRECTIONS

From our offices on Dark gate, continue onto Lammas Street for about 0.2 miles. Turn right onto Morfa Lane (B4312), then at the roundabout turn left onto Picton Terrace (B4312) and continue following the B4312 for approximately 0.5 miles. Next, turn left onto Llansteffan Road (B4312) and stay on the B4312 for about 5.2 miles. Finally, turn right onto Pant Yr Athro, and your destination will be on the left. What3words: ///driftwood.garages.regard

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