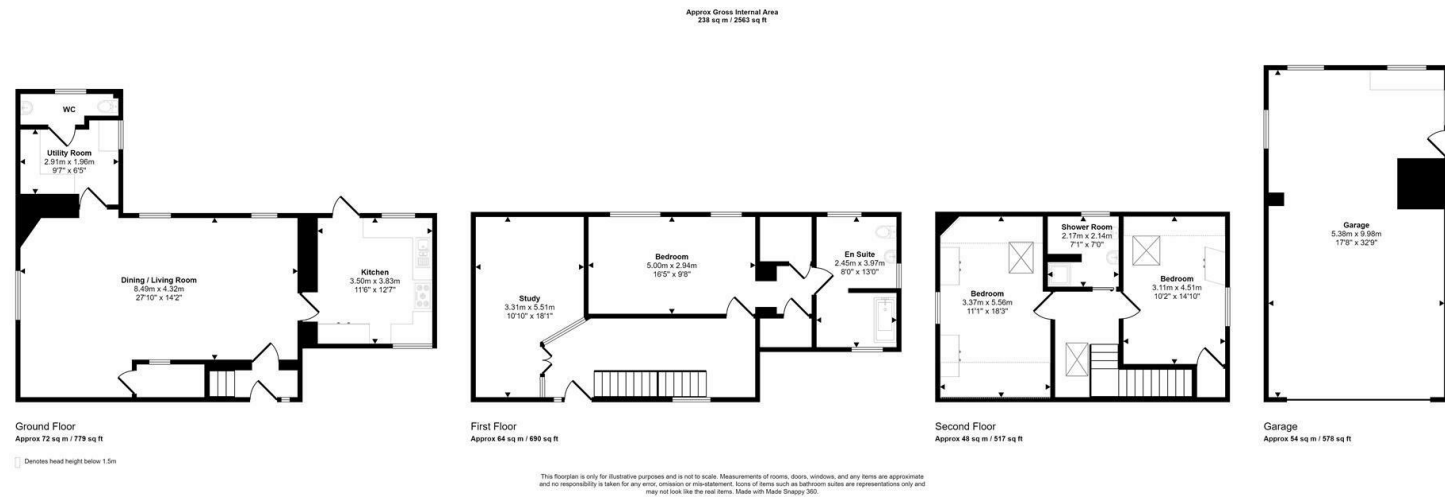




GENERAL INFORMATION
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band F
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>
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.
IRK/REM/07/24 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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
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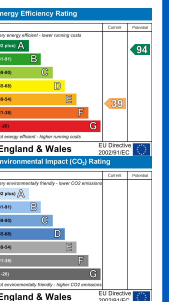


Millstones Dolgran Road, Pencader, Carmarthenshire, SA39 9BX

- DETACHED FOUR BEDROOM HOUSE
- RURAL LOCATION
- SOLAR PANELS HEATING HOT WATER
- APPROXIMATELY A HALF ACRE
- OIL CENTRAL HEATING
- FORMER CORN MILL
- BEAUTIFUL GARDEN
- DETACHED DOUBLE GARAGE
- WELL PRESENTED
- EPC RATING: E

£600,000

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The Agent that goes the Extra Mile

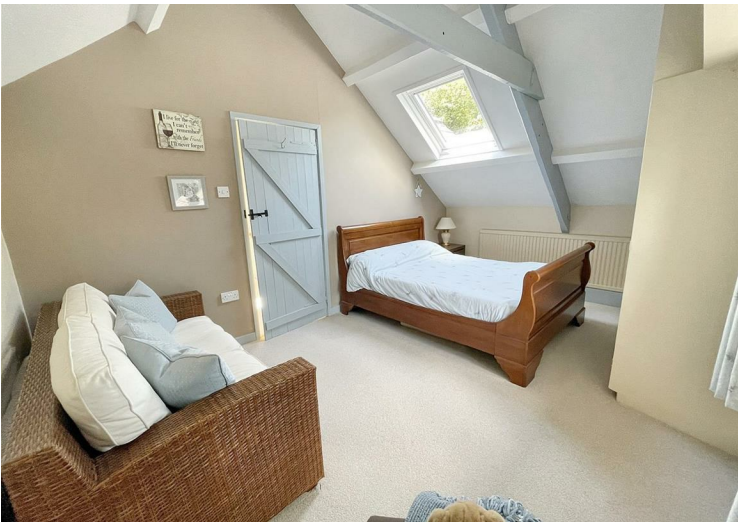




A rare opportunity to purchase this four bedroom detached former Corn Mill, renovated whilst retaining much of its original character and charm, sitting on a plot of approximately half an acre and boasts a detached double garage/workshop. Briefly comprising: dual aspect lounge/dining room with feature log burner, kitchen, utility, downstairs WC. To the first floor: Hallway with direct access to the top garden, sitting room/bedroom four with additional log burner, master bedroom with en- suite bathroom, two further bedrooms and a shower room are located on the second floor. The property benefits from solar panels providing hot water. Externally: The property is approached via a gated driveway with parking for numerous vehicles and is set in lovingly maintained gardens, edged with mature woodlands and stream.

Located on the edge of the village of Pencader offering a good range of daily amenities to include a local primary school and conveniently just 10 miles from the market town of Carmarthen.

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David, and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, an Apollo Cinema complex, restaurants, bars, and a multi-storey car park. The town is also served by direct intercity trains from West Wales to London.



DIRECTIONS
From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Llamas St, Turn right onto Heol Dwr/Water St, Turn right at the 1st cross street onto St Catherine St, Continue onto Barn Rd, At the roundabout, take the 1st exit onto Francis Terrace, Continue onto Richmond Terrace, Richmond Terrace turns right and becomes Old Oak Ln, At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484, Continue to follow A484, At the roundabout, take the 1st exit onto Bronwydd Rd/A484, At the roundabout, take the 2nd exit onto Dolgwlili Rd/A4243, At the roundabout, take the 1st exit onto Dolgwlili Rd/A485, Continue to follow A485, Turn left onto B4459, After 0.4 miles Turn left, Turn right signposted for Millstones. What3Words Reference; /////belong.furniture.remix

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