

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

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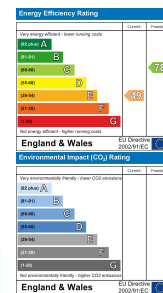


The Old Farm Uplands, Carmarthen, Carmarthenshire, SA32 8DY

- DETACHED HOUSE
- FIVE BATHROOMS
- SINGLE GARAGE AND DRIVEWAY PARKING
- PANORAMIC VIEWS
- OIL CENTRAL HEATING
- SIX BEDROOMS
- OPEN PLAN LIVING/KITCHEN/DINER
- UTILITY ROOM
- RURAL LOCATION
- EPC RATING: E

Offers In Excess Of £550,000

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This executive-style property, situated on the outskirts of Carmarthen Town, offers a perfect blend of modern living and character, occupying an elevated position with breathtaking views over the Towy Valley and Carmarthen Bay. Immaculately presented and full of charm, the home has been lovingly maintained by its current owners and is designed for comfortable and stylish modern family living.

The accommodation is set across three floors, offering six bedrooms, three of which are en-suite-making it ideal for a growing family. The heart of the home is an open-plan living space featuring patio doors that frame the superb views and fill the area with natural light. A cosy sitting area with a wood burner flows into a modern kitchen and dining area, all benefiting from the property's scenic surroundings. The kitchen is fitted with a range of modern appliances, and features an island. This open plan space really is ideal for family gatherings. A separate sitting room provides additional living space for family or guests.

Externally, the home features a tarmacadam drive with ample parking and a garage with double doors. The gardens are thoughtfully landscaped with raised stone borders, lawned areas, and a decked secondary patio-perfect for relaxing or entertaining while enjoying stunning views of the bay, estuary, and surrounding countryside. The main patio area is ideally positioned to capture the evening sunsets.

Conveniently located just four miles (approximately) from Carmarthen town, residents have easy access to a wide range of amenities including shops, schools, transport links, and leisure facilities. Ferryside, with its boat club, is only two miles away, and nearby attractions such as Kidwelly Castle, Pembrey Country Park, and Burry Port Harbour are all within easy reach, along with excellent golf courses and Ffoslas Racecourse. This property offers not just a home, but a lifestyle in a picturesque and well-connected location.



DIRECTIONS

Leaving the town of Carmarthen take the A484 passing through Cwmffrwd and Idole, continue along the A484. Before reaching Upland Arms, take a right hand turn towards Towy Castle Care Home. Follow the lane down to the end and then bear right. The property is located on the left hand side. What/Three/Words:///panoramic.decimal.available

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.
COUNCIL TAX: Band 'F'
HEATING: Oil

ref: IK/LLE/ APR / 25/Ok EJL
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LOCATION AERIAL VIEW



