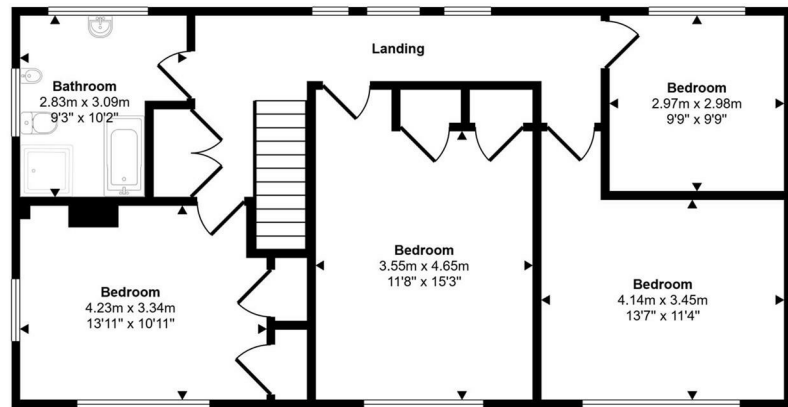


Ground Floor  
Approx 164 sq m / 1764 sq ft



First Floor  
Approx 85 sq m / 918 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.

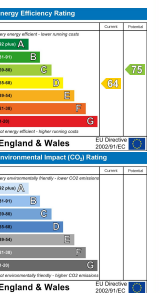
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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. £399,950



### Fair Oaks Nant-Yr-Arian, Carmarthen, SA31 3JG

- DETACHED HOUSE
- FOUR BEDROOMS
- FOUR RECEPTION ROOMS
- KITCHEN/DINER AND UTILITY ROOM
- BEAUTIFUL GARDEN
- FIRST TIME TO MARKET
- CHAIN FREE
- OFF-ROAD PARKING AND GARAGE
- HEATING - GAS
- EPC -

£399,950



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

## We Say...

Offered to the market for the very first time, this individually designed home in Nant Yr Arian presents a rare chance to secure a property in a highly sought-after location, just a short distance from Carmarthen town centre.

Thoughtfully arranged with family living in mind, the home offers a well-balanced layout that maximises natural light throughout. Features such as higher ceilings and strategically placed windows enhance the sense of openness, while the accommodation includes multiple reception rooms, a well-appointed kitchen with adjoining utility, and a conservatory overlooking the garden—perfect for both everyday living and entertaining guests. A standout feature of the home is the solid mahogany staircase with matching fittings, adding a sense of quality and character to the interior.

Upstairs, the landing is enhanced by a striking window that not only fills the space with light but also provides an attractive outlook over the rear garden. There are four bedrooms, along with a family bathroom featuring both a bath and a separate shower, offering versatility to suit a range of needs, whether for family life, visiting guests, or working from home.

Externally, the property enjoys a well-maintained rear garden with a patio area and lawn, creating a private and inviting outdoor setting. Beyond the garage, a partially enclosed section of garden has been used for growing fruit and vegetables, ideal for those with an interest in gardening or sustainable living.

Further benefits include off-road parking and a detached garage (approx. 6.27m x 5.21m), complete with a separate potting shed or workshop area and a WC—adding practical flexibility to the home.

While some updating would enhance the property, it offers excellent potential for buyers to tailor it to their own taste. Combining individuality, first-time availability, and a desirable location, this is a standout opportunity, and early viewing is highly recommended.



## DIRECTIONS

From our office in Carmarthen, head towards Heol Y Felin (Mill Street) and continue onto Lammas Street. Turn right onto Heol Dwr (Water Street), then follow the road as it becomes Fountain Hall Terrace. Continue onto Lime Grove Avenue, then turn left onto Nant-Yr-Arian. The property will be on your left-hand side. What three words - [///second.roses.spaces](http://second.roses.spaces)

## GENERAL INFORMATION

### 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.

CFP/CFP 04/26 OK



## LOCATION AERIAL VIEW

