

**GENERAL INFORMATION**

VIEWING: By appointment with 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 Carmarthen

PLEASE NOTE: We are advised this property is served by private drainage

We would respectfully ask you to call our office before you view this property internally or externally

EJL/SLE/09/2020/OKEJL

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT  
EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655



## The Coach House Nantycaws, Carmarthen, Carmarthenshire, SA32 8ER

- Barn Conversion
- Open Plan Kitchen / Dining Room
- Ample Off Road Parking
- Paved Patio Area
- 5m x 7m Living Room
- Three Double Bedrooms
- Bathroom and En-suite Shower Room
- Rural Setting
- Two Outbuildings/Sheds
- EPC Rating: C

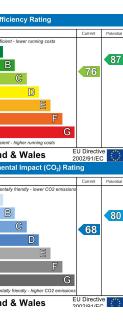
**Offers In Excess Of £325,000**

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***The Agent that goes the Extra Mile***





**\*\*VIRTUAL VIEWING AVAILABLE\*\* \*\*RURAL BARN CONVERSION\*\***

Well presented barn conversion in a rural setting on the outskirts of Nantycaws approximately 5 miles from Carmarthen Town.

Converted in 2010/2011 with oil central heating, and double glazed skylights, currently used as a holiday let, the accommodation comprises: open plan kitchen dining room with slate topped breakfast bar, double Belfast sink and free standing kitchen units, the dining area having space for an 8-seater dining table, living room with oak effect flooring and patio doors, master bedroom with patio doors and en-suite shower room, utility area, which houses the water tank, and two further bedrooms which share a Jack and Jill bathroom, one of which also has patio doors.

Externally there is a gated driveway and ample space for parking, a raised patio area, and two sheds/outbuildings.

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 Vue Cinema complex, restaurants, bars, and a multi-storey car park. The town is also served by direct intercity trains from West Wales to London.



**Kitchen/Dining Room**  
16'6" x 28'1" (5.04m x 8.56m)

**Living Room**  
16'6" x 23'0" (5.02m x 7.02m)

**Utility Area**  
5'5" x 3'9" (1.64m x 1.15m)

**Master Bedroom**  
11'0" x 12'5" (3.36m x 3.79m)

**En-suite**  
5'3" x 8'4" (1.59m x 2.53m)

**Hallway**  
10'5" x 4'0" (3.19m x 1.22m)

**Bedroom 2**  
10'10" x 8'11" (3.31m x 2.71m)

**Jack and Jill Bathroom**  
5'7" x 8'6" (1.70m x 2.58m)

**Bedroom 3**  
12'0" x 10'6" (3.67m x 3.20m)



## DIRECTIONS

From Carmarthen, head towards Llangunnor and the police headquarters. Continue past police headquarters towards Nantycaws. Enter the village of Nantycaws and turn left by the bus shelter. Continue on for approximately 500 yards and the property will be found on the right-hand side of the lane just before a left hand bend.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.