



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 Drafty 360.

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/ARW 23/06 DRAFT ARW

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



Danfforddgar Farm Alltwalis road, Pontarsais, Carmarthen, SA32 7DU

- DEVELOPMENT OPPORTUNITY
- INCREDIBLE VIEWS
- OFF ROAD PARKING
- SIX MILES FROM CARMARTHEN TOWN
- PLANNING PERMISSION NO - W/39160
- TWO BEDROOM HOUSE AND STUDIO/BARN
- PLANNING ON STUDIO FOR THREE BEDROOM PROPERTY
- DETACHED PROPERTY
- VILLAGE LOCATION
- EPC RATING: TBC

£350,000

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A fantastic opportunity to purchase this unique property which has planning permission for a three-bed property with open-plan living space and breathtaking views. Attached is an additional one-bed property, Perfect for growing families or investments. The current vendors have utilised the space with the attached two-bed property currently being used as a pottery studio and art gallery.

This property has so much to offer and allows the new owners to create their dream, whether you are looking for multi-generational living, a home where you can have investment potential with holiday letting or are simply looking for a piece of the good life where you can have a detached studio, this property really does have it all. With some renovation, you really can create something as beautiful as it is unique.

The Three Bedroom house with planning, which is in need of renovation, comprises; an entrance porch, open plan living room, dining room, kitchen with a potential utility room or bathroom, Up some small stairs is the space for the three bedrooms.

The attached property currently comprises; Family bathroom, Living area, Kitchen, reception room and two bedrooms. Externally the property has front and rear access and offers off-road parking for multiple vehicles. With a surrounding garden. Viewing is highly recommended to fully appreciate all that this property has to offer and the potential of what you can create.

Located approximately 6 miles from the lively county market town of Carmarthen, which lays claims to being the oldest town in Wales. Situated on the Towy river Carmarthen is well served by national retailers, a Vue Cinema complex, restaurants and bars, bus and rail station, leisure centre, and access to the M4 via the A48 dual carriageway. Carmarthen provides primary and secondary schools offering education through the medium of English and Welsh.



DIRECTIONS

From our office in Carmarthen Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas 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 Dolgwili Rd/A4243. At the roundabout, take the 1st exit onto Dolgwili Rd/A485. Continue to follow A485 for approx 4.1mi, take the left turning onto B4301, destination will be the third turning on your left. WHAT 3 WORDS //Llanllawddog beauty tudes. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.