

#### 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/REM/12/23/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.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT  
EMAIL: carmarthen@westwalesproperties.co.uk

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## Rock Hill Llanarthney, Carmarthen, Carmarthenshire, SA32 8LJ

- DETACHED HOUSE
- FIVE BEDROOMS
- APPROX 6.83 ACRES
- FOUR RECEPTION ROOMS
- DOUBLE GARAGE
- STABLES
- COUNTRYSIDE VIEWS
- HEATING - OIL
- APPROX 7 MILES FROM CARMARTHEN
- EPC RATING - F

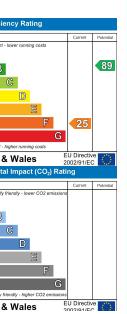
Offers In Excess Of £500,000

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*The Agent that goes the Extra Mile*





A fantastic opportunity to purchase this five bedroom property with approximately 6.83 acres of land. The property has the away from it all feeling, yet is positioned within easy access to the A48, approximately seven miles from the County town of Carmarthen providing everyday amenities and necessities.

The property briefly comprises; entrance hall, lounge to the right which is currently being utilised as a home office, living room with log burner, steps leading down to the dining room with French doors opening out to the rear garden. Leading through to the kitchen which has a split level to it. From the kitchen is the fourth reception room. Also off the kitchen is the utility room and separate WC. Upstairs the property offers five bedrooms one currently utilised as a hobby room and two bathrooms, both of which benefiting from separate shower and bath.

Externally the property benefits from off road parking to the front. The rear garden of the property offers both lawned area and patio area, which can be enjoyed for alfresco dining in the summer and entertaining friends and family, whilst taking in the amazing countryside that surrounds you. The property sits on approximately 6.83 acres of land with the added bonus of four loose boxes (previously housing welsh cobbs) with grills between the stables for communication and a tack room. There is also an attached double garage with electric. The secondary stable block was four internal stables previously used for Shetland ponies. Each field has water piped to it for ease for care of livestock.



The property is situated in the village of Llanarthney with its popular restaurant 'Wrights Food emporium' and is nestled in the Towy valley. Just 10 minutes from here on the imposing Brecon Beacons you will find the market town of Llandeilo. This vibrant cosmopolitan town draws people in with its independent shops, vibrant pubs and restaurants, delis and butchers and local beauty spots. The town has its famous Dinefwr estate – with Dinefwr Castle, beautiful walks and National Trust house which hosts many events and celebrations. The town is full of places to discover and there are always events in the community centre and throughout the town.



## DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn left onto Morfa Ln/B4312. At the roundabout, take the 1st exit onto A4242. Go through 1 roundabout. Turn right onto A484. At the roundabout, take the 1st exit onto Heol Llangynnwr/A484. At the roundabout, take the 3rd exit onto Heol Llangynnwr/B4300. Turn left onto Capel Dewi Rd/B4300. Continue to follow B4300. Turn right onto B4310. Continue on this road for approximately 1 mile. The property will be on your right. What3Words Reference: ///breaches.shun.molars

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