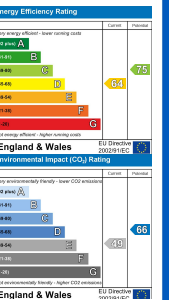


The Coach House Crwbin, Carmarthenshire, SA17 5BY

- Detached House
- Versatile Accomodation
- Original Features
- Low Maintenance Garden
- Oil Central Heating
- Three/Four Bedrooms
- Pleasant Surroundings
- Open Countryside Views
- Double Glazed
- EPC Rating D

Offers In Excess Of £340,000

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



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The Agent that goes the Extra Mile





A charming and unique three-bedroom barn conversion, beautifully set in the peaceful rural village of Crwbin. Lovingly maintained by the same family since the 1990's and has been sympathetically renovated and modernised, blending character and contemporary comfort. Retaining features such as exposed beamed ceilings and original wooden floorboards, the property exudes rustic charm while offering practical living spaces.

A standout feature of the home is its reversed layout, with the main living accommodation situated on the first floor to take full advantage of the stunning open countryside views. This floor comprises an open-plan kitchen, dining, and living area fitted with a bespoke kitchen. A separate lounge leads out to a decked wooden balcony – the perfect spot to relax and enjoy the serene surroundings. A cloakroom is also located on this level for convenience. New windows and doors were installed in 2021, and the property also benefits from oil-fired central heating, the boiler was installed in 2018

On the ground floor, you'll find a practical utility room three bedrooms, including a master bedroom complete with a separate dressing area and en-suite. There is also a family bathroom. With access via bedroom three or externally is a further room which is being used as a fourth bedroom but has the flexibility to be a study, or hobby space.

Externally, the property benefits from a gated driveway with ample parking for several vehicles. The property benefits from a low maintenance garden with covered decked area ideal for alfresco dining, astro turfed play areas, patio seating area and numerous outbuildings/sheds.

The property is only 11 Miles (approximately) to Pembrey Country Park and it's 7 mile beach and 7 miles (approximately) to the market town of Carmarthen.



DIRECTIONS

From our office in Carmarthen at Dark Gate, head west towards Heol Y Felin/Mill Street, then continue onto Lammas Street. After about 0.3 miles, turn left onto Morfa Lane (B4312). At the roundabout, take the second exit onto the A4242, followed by the first exit at the next roundabout onto the A40. When you reach the Pensarn Roundabout, take the third exit onto the A484. Continue through two more roundabouts, taking the third exit and then the second exit to stay on the A484. After approximately 5.8 miles, turn right — your destination will be on the left. What Three Words Ref - ///twinkled.deduced.limped
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.