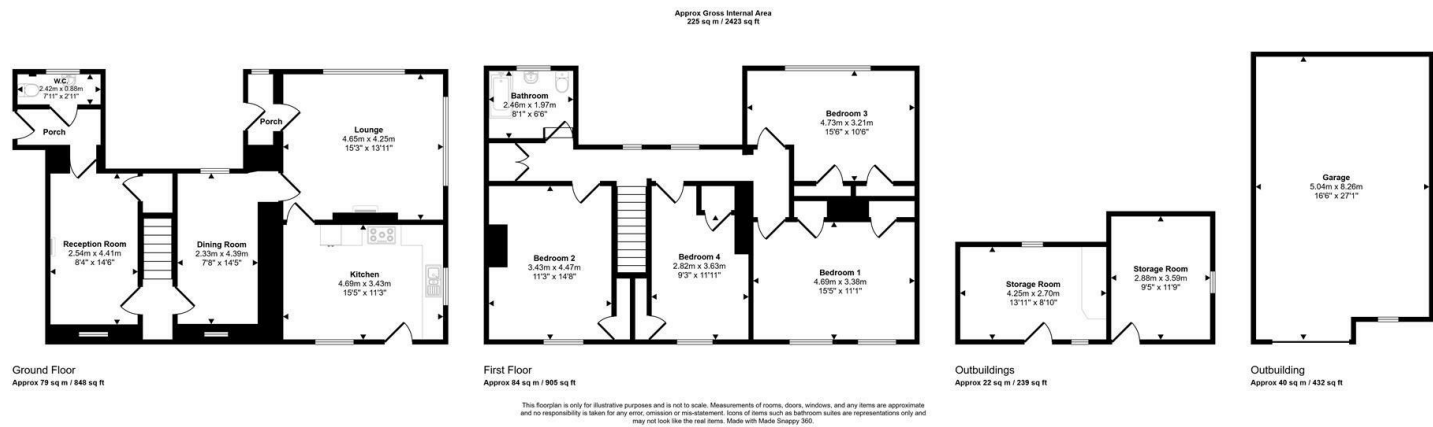




WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly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

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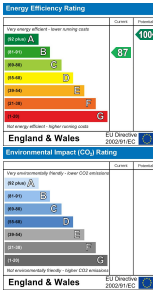


Ty Cam Pontantwn, Kidwelly, Carmarthenshire, SA17 5LN

- DETACHED FARMHOUSE
- SEMI-RURAL LOCATION
- FOUR BEDROOMS
- DRIVEWAY PARKING
- SOLAR PANELS
- APPROXIMATELY 6.28 ACRES
- OUTBUILDINGS
- THREE RECEPTION ROOMS
- AIR SOURCE HEAT PUMP
- EPC RATING: B

£575,000

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The Agent that goes the Extra Mile

A brilliant opportunity to acquire a substantial detached farmhouse, set within approximately 6.28 acres of mature gardens and pasture land. Located in the desirable semi-rural village of Pontantwn, the property is surrounded by gorgeous countryside views. Offering an array of possibilities, with stone outbuildings and a garage/workshop, the small holding is ideal for those looking to keep animals. The property provides versatile accommodation throughout making it the ideal family home. Viewing is highly recommended!

Entering the property through the original entrance porch, a door opens into the living room. Featuring a fireplace, the living room also enjoys the surrounding countryside views. Leading through into a country style kitchen/diner, a formal dining room also leads off the living room. The ground floor also accommodates a second sitting room with a log burning stove, and a downstairs w/c. Upstairs provides, a family bathroom and four double bedrooms, all providing ample built in storage. The property benefits from UPVC double glazing, an air source heat pump and solar panels 10kw storage batteries.

Externally, Ty Cam is set within approximately of 6.28 acres of mature wrap around gardens and pasture land. Currently split into three paddocks, the land is well maintained and perfect for those who have horses and farm animals. Benefiting from easy access directly from the garden, there is also a gated entrance from the road side, ideal for farm vehicles. A stone outbuilding currently used for storage would make a great tack room. A further stone barn with an electric door is situated off the driveway, and is utilised as a garage/workshop space. The garden which is laid to lawn, offers a great space for pets and children to play. A patio area also provides space for outside seating, great for dining al fresco during those summer months.

A lovely rural village setting of Pontantwn is 6 miles from Carmarthen Town. The two villages of Llangyndeyrn and Llandyfaelog are close by, both with public houses and nice restaurants. Pontyates is 2.5 miles approx with garage/shop, surgery and chemist. 6 miles from Carmarthen Town with shops schools and M4 dual carriageway



DIRECTIONS

From the Carmarthen, take the A484 towards Kidwelly. Passing through Cwmffrwd, bear left onto the B4309. Continue to follow road for approx 4.1 miles passing through Bancycapel and Pontantwn, and then turn left. Continue down the lane, where Ty Cam is located in the right hand side. WhatThreeWords:///portfolio.sample.marbles

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.
COUNCIL TAX: Band 'E'
HEATING: Air Source Heat Pump
SOLAR PANELS

ref: CPF / LLE / FEB / 26/ OK

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LOCATION AERIAL VIEW

