

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 'C'
HEATING: Oil

ref: CFP / LLE / MAR/ 26
TAKEONOK/LLE/31/03/26

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

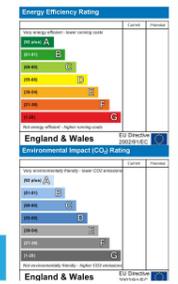
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

4 Ffynnonddrain, Ffynnonddrain, Carmarthen, SA31 1TY

- END OF TERRACE COTTAGE
- THREE DOUBLE BEDROOMS
- UTILITY ROOM
- COUNTRY VIEWS TO THE REAR
- OIL CENTRAL HEATING
- CHARACTER FEATURES
- TWO RECEPTION ROOMS
- LOW MAINTENANCE GARDEN
- HAMLET LOCATION
- EPC RATING: TBC

£325,000

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





This charming end-of-terrace cottage, located in the sought-after hamlet of Ffynnonddrain near Carmarthen, is full of character and traditional appeal. Showcasing a wealth of original features, the property boasts exposed stonework, rustic beams, and inviting fireplaces that enhance its warm and homely atmosphere.

The ground floor offers versatile living accommodation, including two reception rooms, both benefiting from feature fireplaces, creating cosy spaces ideal for relaxation and entertaining. There is also an open plan country-style kitchen/diner, perfect for family living, alongside a practical utility room and a well-appointed family bathroom featuring a separate shower and a freestanding roll-top bath tub. The property further benefits from UPVC double glazing and is fitted with oil central heating.

Upstairs, the first floor comprises three double bedrooms, with the master bedroom benefiting from its own dressing area, each offering comfortable living space and retaining the cottage's charming character.

Externally, to the rear, the property enjoys a low-maintenance garden with various patio areas and a charming summer house—ideal for outdoor dining and relaxation. The garden also benefits from lovely views across the surrounding countryside, further enhancing the appeal of this idyllic home. To the front of the cottage there is one off road parking space, with further on-street parking available.

This delightful home perfectly blends traditional features with functional living, further enhanced by its idyllic setting with lovely country walks right on the doorstep—making it an ideal choice for those seeking a characterful property in a peaceful rural location.

Ffynnonddrain is a small hamlet on the outskirts of the County town Carmarthen. 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 Apollo Cinema complex, restaurants, bars and a multi-storey car park. The town is also served by direct inter city trains from West Wales to London.



DIRECTIONS
From Carmarthen continue up water street out of town. Continue to follow the road towards Trevaughan. At the fork in the road by the fire station take the right hand turn signposted Ffynnonddrain. Entering the village of Ffynnonddrain there is a row of cottages on the left, where the property is located. What/Three/Words:///tests.sweat.feast
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.