

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



01267 236655
www.westwalesproperties.co.uk



- DETACHED HOUSE
- TWO RECEPTION ROOMS
- DOUBLE GARAGE
- APPROXIMATELY FIVE AND A HALF ACRE PLOT
- EPC-D
- FOUR BEDROOMS
- ENSUITE & SHOWER ROOM
- BEAUTIFULLY PRESENTED
- COUNTRYSIDE VIEWS
- HEATING- OIL

£665,000

Energy Efficiency Rating		Current	Desired
Very energy efficient - lower running costs			
30-35 kWh/m ² A	80		
25-30 kWh/m ² B	65		
20-25 kWh/m ² C	50		
15-20 kWh/m ² D	35		
10-15 kWh/m ² E	20		
5-10 kWh/m ² F	5		
Below 5 kWh/m ² G	0		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Environmental impact (CO ₂) rating			
Very environmentally friendly - lower CO ₂ emissions			
30-35 kWh/m ² A	80		
25-30 kWh/m ² B	65		
20-25 kWh/m ² C	50		
15-20 kWh/m ² D	35		
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The Agent that goes the Extra Mile



We Say...

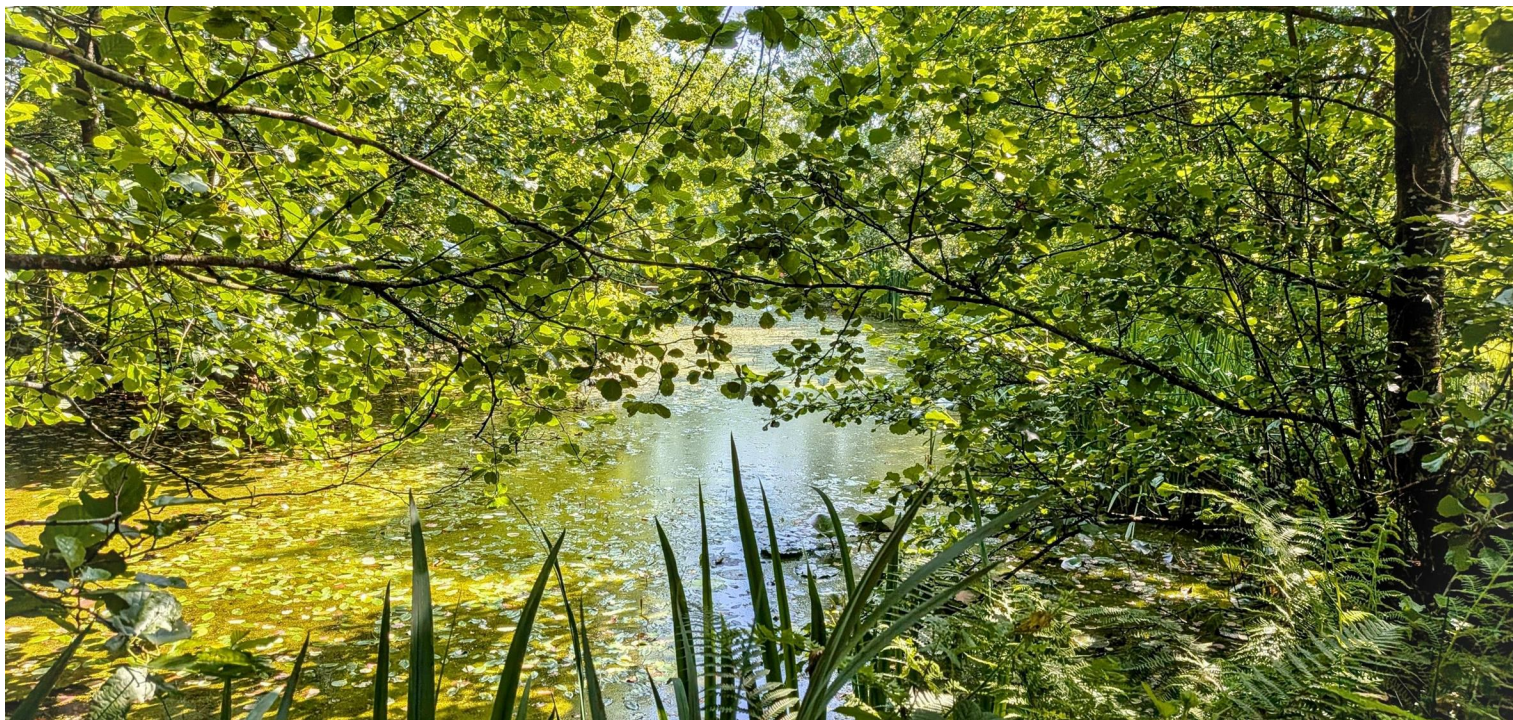
Bwthyn Bach is a detached four-double-bedroom home set within approximately 5.5 acres of countryside, enjoying a peaceful rural setting with far-reaching views while remaining conveniently close to Carmarthen and its amenities.

The accommodation features two reception rooms, including a living room with a wood-burning stove. The principal bedroom is located on the ground floor and benefits from an en-suite bathroom, making it well suited to those seeking single-level accommodation or multi-generational living. There is also a ground floor shower room located in between the two reception rooms. The remaining three double bedrooms are on the first floor, with one benefiting from a dressing room. The property also includes a first-floor bath room located between the bedrooms.

Approached via a private driveway, Bwthyn Bach is set within well-maintained grounds. A front lawn provides an attractive approach, while a rear lawn with an outdoor patio offers space for outdoor enjoyment. Beyond the gardens are two paddocks, a woodland area that wraps around the pond and connects with the front lawn overlooking the surrounding countryside.

The property also benefits from a detached double garage with a converted loft room, above and a down stairs cloakroom with the added potential of being a shower room, offering excellent flexibility. Subject to the necessary consents, this space provides annexe potential for guest accommodation, multi-generational living or a home office.

Combining versatile accommodation, extensive grounds and useful outbuildings, Bwthyn Bach offers an opportunity to enjoy rural living while remaining within easy reach of Carmarthen and surrounding amenities as well as easy access to A48 and Swansea



DIRECTIONS

From Dark Gate in Carmarthen, head towards Heol Y Felin (Mill Street) and continue onto Lammas Street. Turn left onto Morfa Lane (B4312). At the first roundabout, take the second exit onto the A4242. At the next roundabout, take the first exit onto the A40. Continue to the Pensarn Roundabout and take the second exit onto the A48. Stay on the A48 for about 5 miles, then turn left. Your destination will be on the left-hand side.

GENERAL INFORMATION

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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: E
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/JTP/06/26 DRAFTCFP

LOCATION AERIAL VIEW

