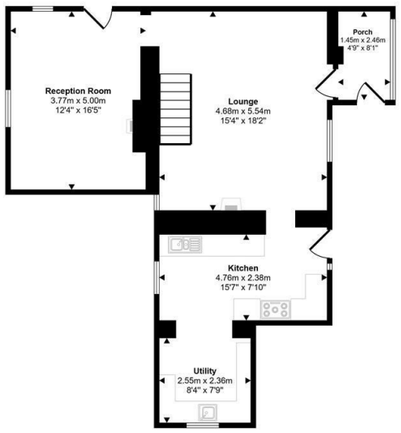
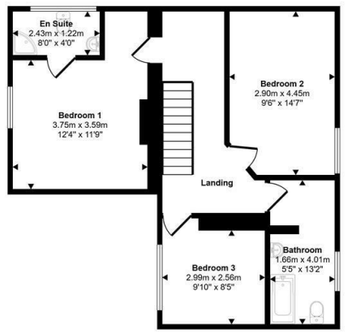
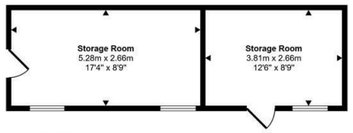
Approx Gross Internal Area
159 sq m / 1715 sq ft



Ground Floor
Approx 73 sq m / 782 sq ft



First Floor
Approx 62 sq m / 668 sq ft



Outbuildings
Approx 25 sq m / 265 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 'D'
HEATING: Oil

ref: CF/ LLE/ DEC / 25/OK

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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,

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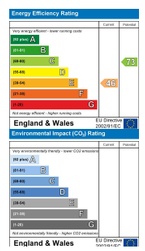

Offers In Excess Of £325,000

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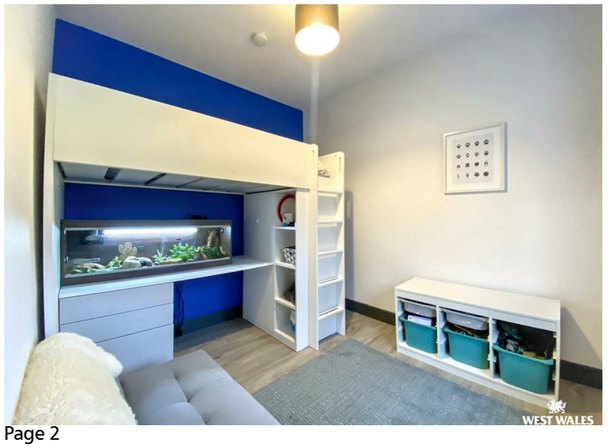

A brilliant opportunity to acquire an immaculately presented semi-detached farmhouse, situated in the semi-rural village of Meidrim. Nestled in the heart of Carmarthenshire, the property boasts countryside views to the front. This gorgeous property would make an ideal home for a family seeking a village lifestyle. Viewing is highly recommended.

Tastefully decorated throughout, the property offers a blend of modern convenience and character features, providing practicality for everyday living while maintaining a warm and welcoming atmosphere. The ground floor comprises an entrance porch ideal for storing coats and boots, and a living/dining room featuring a multi-fuel stove. There is a second reception room, which would also make an excellent study or downstairs bedroom.

The kitchen flows off the living room and is fitted with a Belfast sink and wood-effect worktops, leading into a utility area. The ground floor benefits from underfloor heating in the kitchen and main reception room.

The first floor comprises the master bedroom with en-suite shower room, two further double bedrooms—one of which has a window set slightly in from the wall, allowing for additional wall space—and a traditional family bathroom. The property also benefits from UPVC double glazing and oil central heating.

Externally, the property is accessed via an electric gated entrance opening into the driveway and garden, providing ample parking and an enclosed outdoor space. The garden includes a lawned area, vegetable patch, greenhouse, and a wildlife pond. Stone outbuildings provide secure storage or workshop space. To the front of the property is a paved seating area, where you can enjoy views across the surrounding countryside.

Meidrim is a community situated approximately 8 miles west of Carmarthen and 3.3 miles north of St Clears. Formerly spelt 'Mydrim', the village is nestled on either side of the Afon Dewi Fawr, where this small river is crossed by the B4298 road and meets with the B4299 road. The village offers a strong sense of community with a parish church, a Nonconformist chapel, a pub, a primary school, a village green or common, and a park.

DIRECTIONS

From Carmarthen, head out on the A40 Dual Carriageway towards St Clears. Turn right off the Dual Carriageway signposted Meidrim. Follow this road for a short distance before taking a right-hand turn, signposted Meidrim. Continue along this road until you enter the village of Meidrim. The property is on the right hand side.
What/Three/Words:///trendy.legend.listening

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.