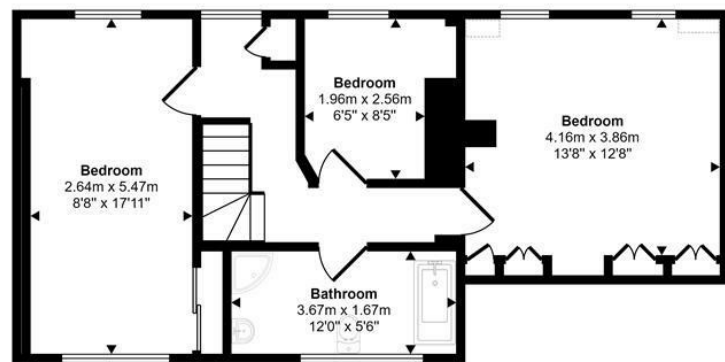


Ground Floor
Approx 86 sq m / 927 sq ft



First Floor
Approx 57 sq m / 609 sq ft

Denotes head height below 1.5m

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.

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.

TAX: Band F

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.

IRK/REM/07/24/ OK REM

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk

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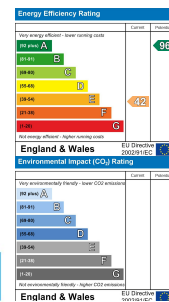


Mount Pleasant Penybont, Carmarthen, SA33 6PP

- DETACHED THREE BEDROOM HOUSE
- THREE RECEPTION ROOMS
- BEAUTIFULLY PRESENTED
- RURAL LOCATION
- OIL CENTRAL HEATING
- NINE ACRES APPROXIMATELY
- COUNTRYSIDE VIEWS
- OUTBUILDINGS
- ADDITIONAL SEMI-DERELICT DWELLING RIPE FOR RENOVATION
- EPC - E

Offers In The Region Of £600,000

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The Agent that goes the Extra Mile





Nestled outside the charming village of Penybont, Carmarthen, this detached house offers a perfect blend of countryside living and modern comfort. Boasting three bedrooms, this property is ideal for a family looking for a peaceful retreat.

As you step inside, you are greeted by three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property also features a convenient utility room, adding to the practicality of daily living.

Situated on a nine acre (approximately) plot, this home offers views of the surrounding countryside, providing a tranquil and secluded atmosphere. The expansive grounds include grazing land and woodland, allowing you to immerse yourself in nature right at your doorstep.

In addition to the main house, there is a large range of outbuildings that offer endless possibilities for storage, workshops, or even conversion into additional living spaces, subject to planning permission.

For those with a passion for renovation projects, an additional semi-derelict dwelling on the property presents a unique opportunity to unleash your creativity and restore a piece of history to its former glory.

If you are seeking a peaceful rural lifestyle with the potential to create your own bespoke living space, this property outside Penybont is a rare find. Don't miss the chance to make this idyllic retreat your own.



DIRECTIONS
From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lamas St, Turn right onto Heol Dwr/Water St, Continue onto Fountain Hall Terrace, Continue onto Lime Grove Ave, Continue onto Trevaughan Rd, Continue onto Henfwlch Rd, Turn left signposted for Talog, Continue for approximately 4.5 miles, Turn right, Turn left, The property will be on your left signposted 'Mount Pleasant'. What3Words Reference; ///panel.greet.spent

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