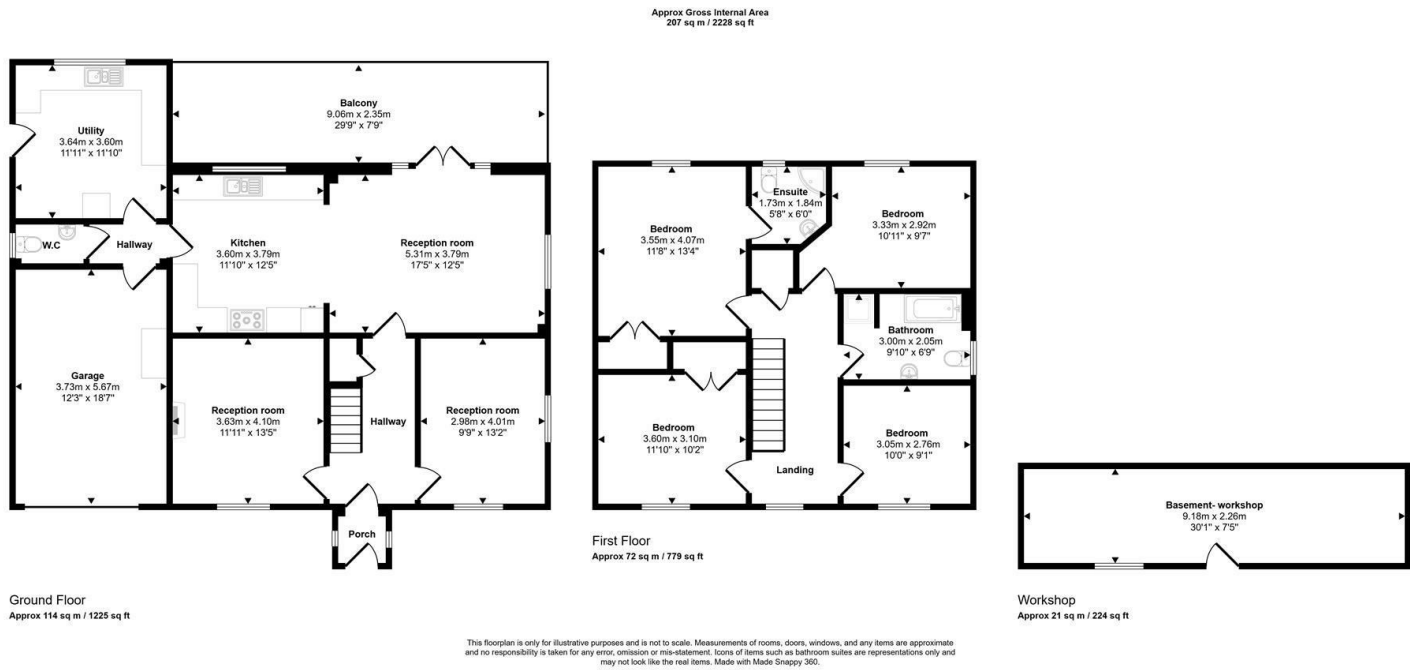




WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly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

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

TELEPHONE: 01267 236655

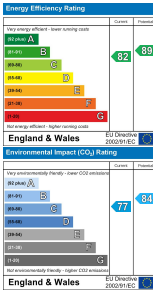


Ronanny Pen Y Bont, Pen Y Bont, Nr Meidrim, Carmarthenshire, SA33 6PJ

- DETACHED HOUSE
 - TWO RECEPTION ROOMS
 - FIRST FLOOR TERRACE WITH COUNTRYSIDE VIEWS
 - OFF ROAD PARKING, GARAGE & GROUND FLOOR WORKSHOP
 - HEATING-OIL
- FOUR DOUBLE BEDROOMS
 - ENSUITE & FAMILY BATHROOM
 - PANORAMIC COUNTRYSIDE VIEWS
 - BEAUTIULLY PRESENTED
 - EPC-B

£460,000

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



We Say...

Occupying an elevated position with panoramic countryside views, this detached four double bedroom home is situated just outside the rural village of Talog, with the market town of Carmarthen approximately a 25-minute drive away.

Offering a versatile layout, the property is well suited to modern family living. The open-plan kitchen, dining and living area forms the heart of the home, creating a sociable space for everyday life and entertaining, with doors opening onto the first-floor terrace where the surrounding countryside provides an impressive backdrop. The property also benefits from three reception rooms, a utility room and a downstairs W.C., adding flexibility to the accommodation.

The first floor offers four double bedrooms, including a principal bedroom with an en-suite, together with a family bathroom.

Outside, the gardens have been designed to make the most of the far-reaching rural views, while off-road parking, a garage and a lower ground floor workshop provide excellent space for storage, hobbies or working from home. Combining a practical layout with an exceptional setting, this is an excellent opportunity to enjoy countryside living while remaining within easy reach of Carmarthen and its range of amenities.



DIRECTIONS

From Dark Gate in Carmarthen town centre, head along Lammas Street before turning right onto Water Street. Continue through Fountain Hall Terrace and Lime Grove Avenue before following Trevaughan Road, which becomes Henfwlch Road. Remain on this road for several miles, then turn left and continue for approximately 4 miles. Take the next left, where the property will be found on the left-hand side.
What3words: ///tiger.playfully.bond

GENERAL INFORMATION

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.
CFP/JTP/07/26 DRAFT

LOCATION AERIAL VIEW



