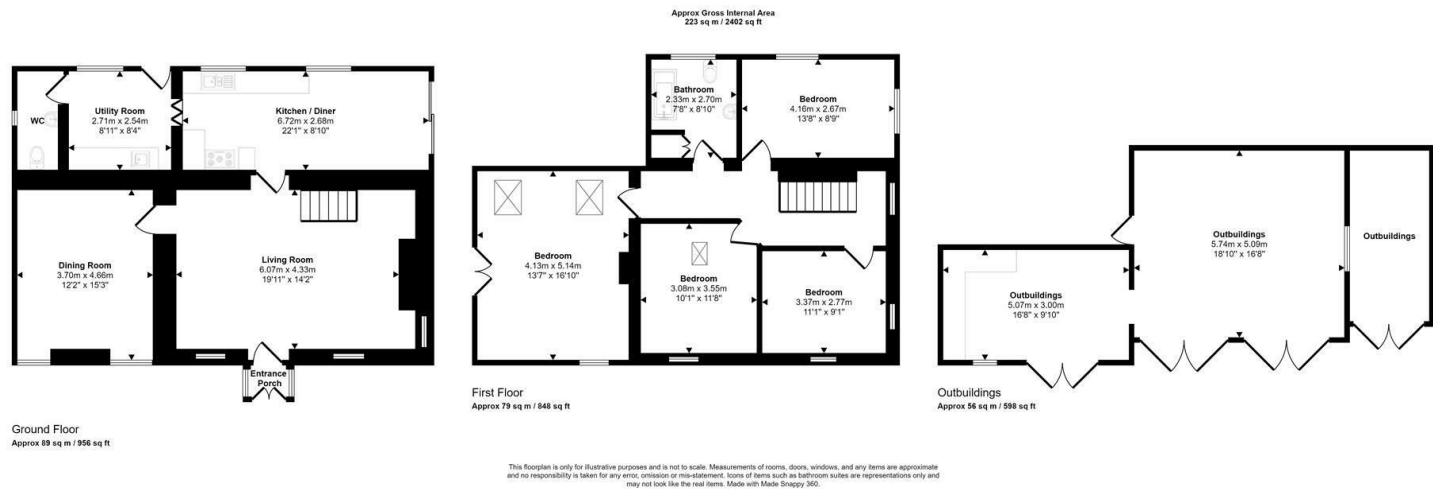




GENERAL INFORMATION
VIEWING: STRICTLY BY APPOINTMENT ONLY via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band E
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>
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.
IRK/REM/09/25 DRAFT

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
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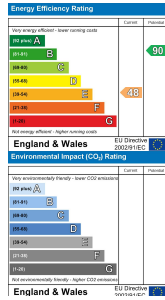


Briste Whitemill, Carmarthen, Carmarthenshire, SA32 7HJ

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- RURAL LOCATION
- GARDEN
- HEATING - OIL
- FOUR BEDROOMS
- OUTBUILDINGS
- AMPLE OFF ROAD PARKING
- NO CHAIN
- EPC RATING - E

Offers In Excess Of £400,000

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The Agent that goes the Extra Mile





A fantastic opportunity to purchase this beautiful detached house, which sits in approximately 0.375 acres. The property has a wonderful away-from-it-all-all feeling yet is situated just 8 miles from Carmarthen Town, on the outskirts of the village of Whitemill. This property is not to be missed and must be seen to be fully appreciated.

This charming and characterful detached home has beautiful original oak beams complimented by oak doors, oak staircase and an inglenook fireplace, with double glazing and oil central heating. The accommodation comprises; an entrance porch, a living room with a feature fireplace and exposed stone wall, a second reception room with a painted stone wall, a kitchen/dining room with fitted units and patio doors, a utility room and a WC. Upstairs the landing is a beautiful feature with exposed beams and doors leading through to the master bedroom with a Juliette balcony overlooking sloping fields, and three further double bedrooms, there is also a family bathroom with a shower over bath and built-in storage.

Externally there is a driveway leading to a block paved area for ample parking and outbuildings currently used as a garage and for extra storage, and a lawned area to the side of the property, over the road, there is a separate plot of land, with an additional outbuilding and greenhouse ideally positioned to overlook the valley. The garden has wonderful views of the fields to the rear and offers the perfect spot for reading the newspaper with your morning coffee.

We highly recommend viewing this property to appreciate all it has to offer.



DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn left onto Morfa Ln/B4312. At the roundabout, take the 1st exit onto A4242. Go through 1 roundabout. Turn right onto A484. At the roundabout, take the 1st exit onto Heol Llangynnwr/A484. At the roundabout, take the 2nd exit onto A40. At the roundabout, take the 2nd exit and stay on A40. Turn left for Whitemill. Take the first left turn. Continue on this road for approximately 2 miles. Turn left. The property will be on your left. What3Words Reference; ///tangling.directive.eternity

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