

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: 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.

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

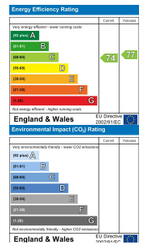
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EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



Maes Pistyll Capel Dewi, Carmarthen, SA32 8AD

- DETACHED HOUSE
- TWO RECEPTIONS
- OFFROAD PARKING
- SUBJECT TO RESERVE PRICE & RESERVATION FEE
- HEATING - OIL
- SIX BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- GARAGE
- FOR SALE BY MODERN AU*CTION
- EPC - C



By Auction £375,000

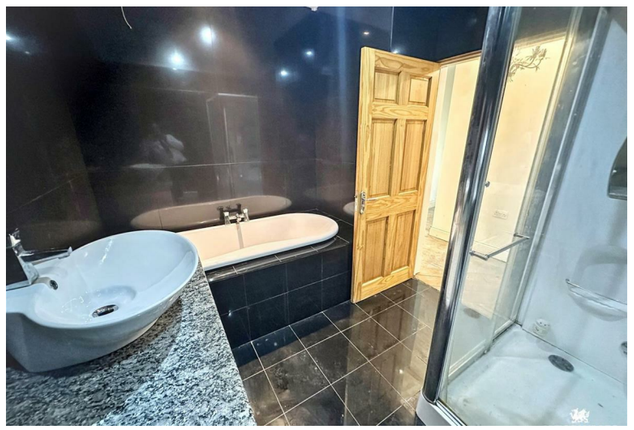
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The Agent that goes the Extra Mile













Set within a village location just outside Carmarthen and surrounded by woodland, this substantial detached home offers approximately 289 sq m (3,114 sq ft) of versatile accommodation arranged over three levels.

The property offers a flexible layout with scope for modernisation and adaptation, making it an excellent opportunity for those seeking a substantial family home with potential to create accommodation suited to individual requirements. Underfloor Heating on all three floors.

The ground floor comprises a kitchen/diner, utility room, WC, living room and separate office, together with a central hallway. The office could be used for home working, study or as a playroom. A balcony overlooks the surrounding woodland and provides an attractive outdoor space.

The lower-ground floor provides four bedrooms, including one with an en-suite and walk-in wardrobe, together with a family bathroom. This level could potentially be used as a separate annexe, subject to the necessary consents.

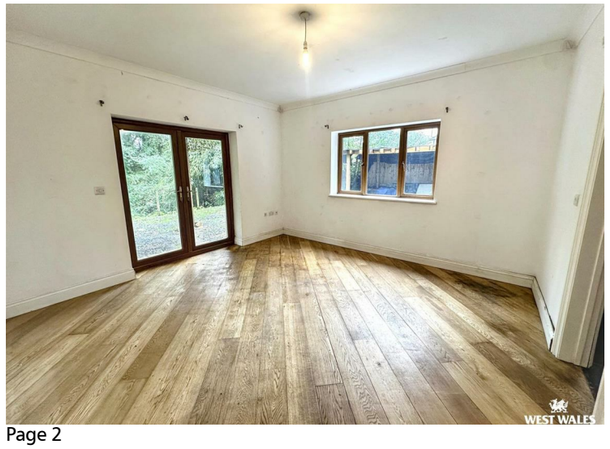
The first floor provides two further double bedrooms and a Jack and Jill bathroom.

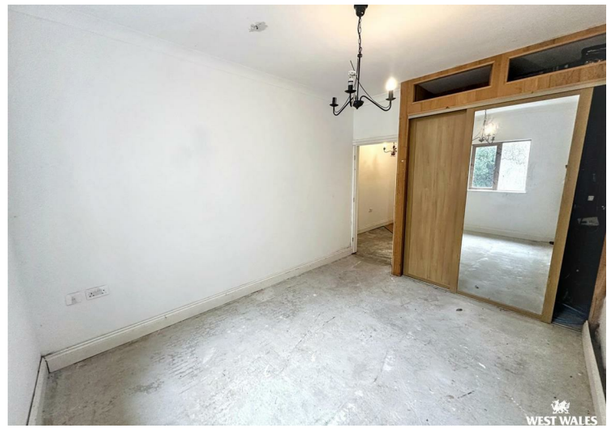
Outside, there is off-road parking and a detached garage measuring approximately 39 sq m (415 sq ft). The garage also benefits from an additional upper area, offering potential to explore the creation of a separate dwelling or self-contained annexe, subject to planning permission, building regulations approval and all other relevant consents.

This additional accommodation could suit a range of uses, including multi-generational living, guest accommodation, a dependent relative, home working or, subject to planning, a separate income-producing dwelling.















DIRECTIONS

From our office in Dark Gate Carmarthen, head out of central Carmarthen towards the A40. Join the A40 eastbound, signed Llandeilo / Cross Hands / Swansea. Continue on the A40 for approximately 5–6 miles. Take the exit/signposted towards Capel Dewi / B4300. Follow the B4300 towards Capel Dewi.What3Words: ///meanders.rich.ember

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