



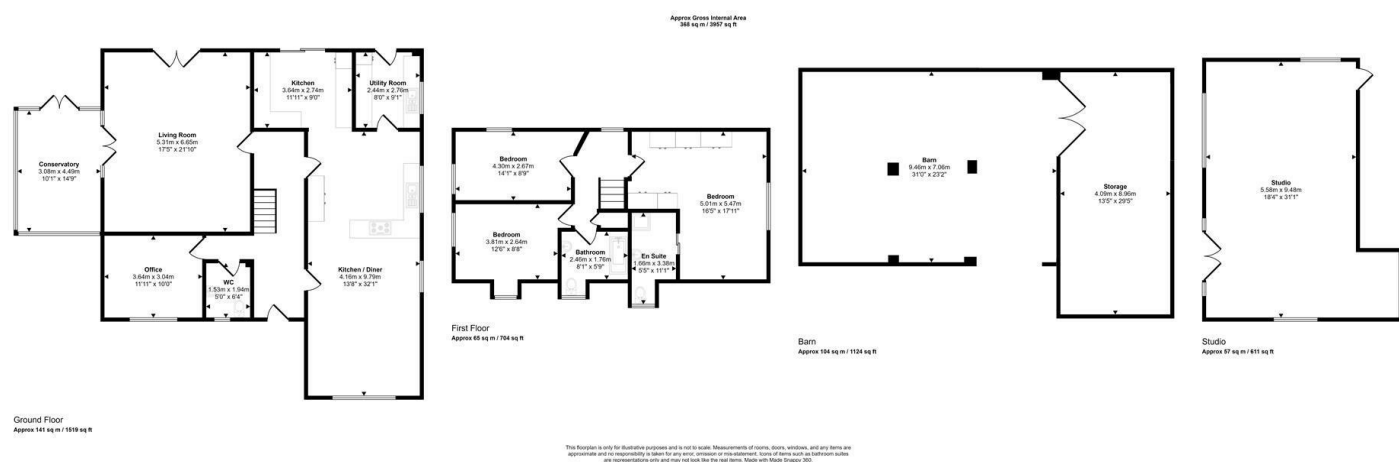
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*THE AGENT WITH THE
LONDON CONNECTION*



Grey Oaks Brechfa, Carmarthen, Carmarthenshire, SA32 7RH

- DETACHED HOUSE
- DETACHED STUDIO
- RURAL LOCATION
- STORAGE BARN
- FAR-REACHING VIEWS
- FOUR BEDROOMS
- APPROX. 10.28 ACRES
- GARAGE / WORKSHOP
- AMPLE PARKING
- EPC RATING: TBC

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.

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£800,000

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We Say...

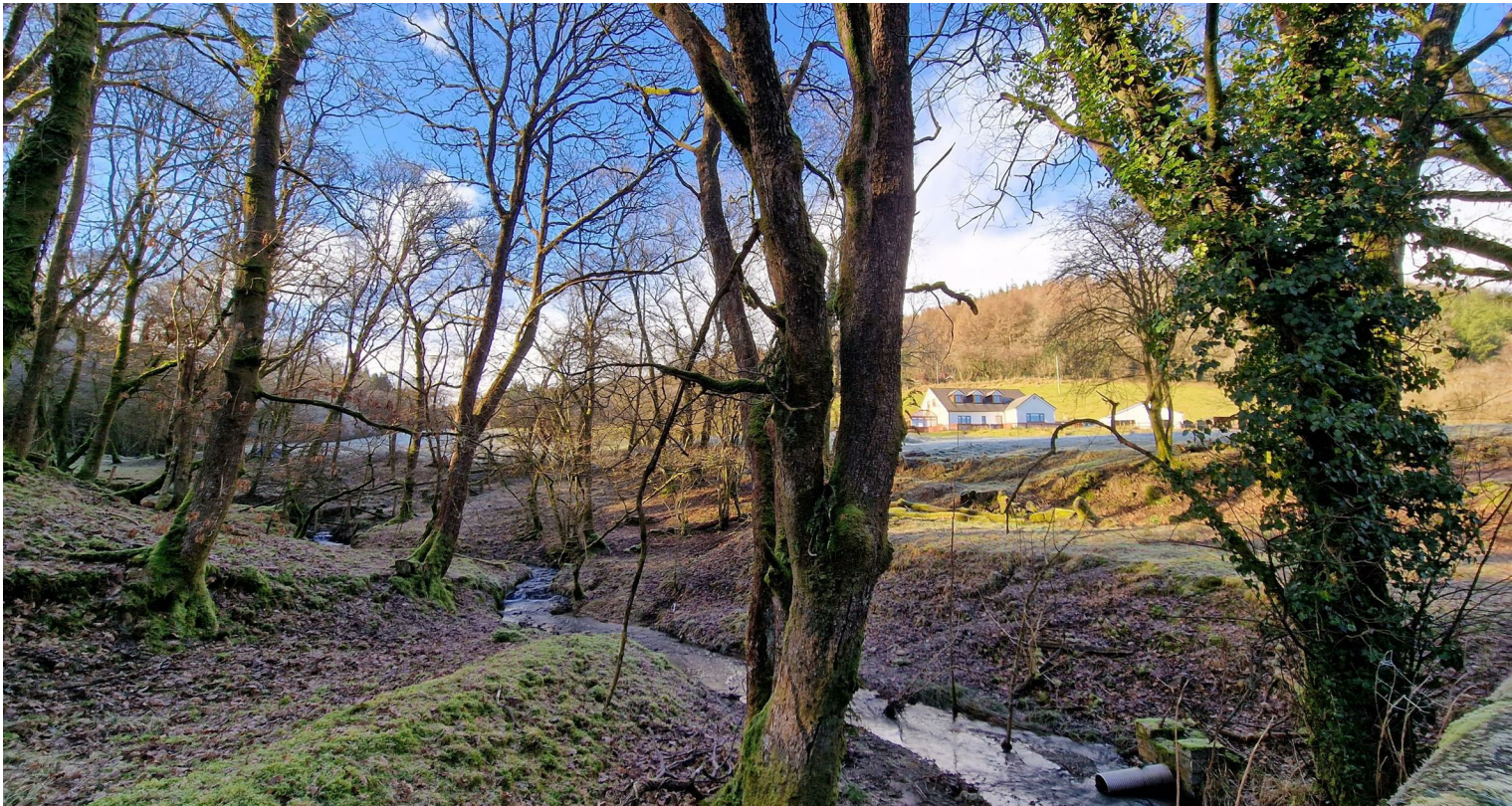
If you are looking for a property with the wow factor look no further than Grey Oaks.

An incredible opportunity has arisen to purchase a beautifully presented four-bedroom, detached house with panoramic views of the countryside. The property offers approximately 10.28 acres of land including, paddocks, woodland, outbuildings and a yard. The current vendors have not only created a wonderful home that impresses as soon as you walk in the door but also a garden that can be enjoyed for alfresco dining in the summer and entertaining friends and family, whilst taking in the amazing views that surround you. The land has not been forgotten in this transformation and they currently have Alpacas, sheep, chickens and ducks (who have their own new duck pond) and offers a fantastic opportunity for the new owners to get started living the good life straight away.

The property briefly comprises; an entrance hall, the fourth bedroom which is currently being utilised as a home office, living room, open plan kitchen/diner with wood burning stove, and conservatory where you have the most amazing views over the surrounding countryside with access out onto the decking allowing you to enjoy the views regardless of the weather. Upstairs the property comprises; a family bathroom and three double bedrooms, with one offering an en-suite.

Externally the property benefits from a private driveway with electric gates with an intercom entrance system, off-road parking for multiple vehicles, a pottery studio with electricity and water and a beautifully presented rear garden with decking and landscaped lawns. The property also offers approximately 10.28 acres of land including paddocks, woodlands, grazing land, and the duck pond, with a variety of outbuildings including barn/workshop with garage to the side,

Viewing is highly recommended to fully appreciate everything that this unique property and grounds has to offer and the lifestyle it can offer you.



Location

The property sits in the vibrant community village of Brechfa within the beautiful Cothi Valley with Brechfa Forest on the doorstep which is used by mountain bikers, horse riders, walkers etc. Within the village is a pub/restaurant, church and church hall where many community functions are held. Daily bus service (and school buses) to Carmarthen which is approximately 10 miles (20 minutes drive) by A and B roads.

The County town of Carmarthen lays claim to being the oldest town in Wales. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Vue Cinema complex, restaurants, bars and a multi storey car park.

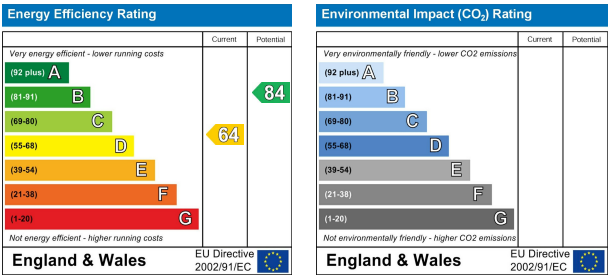


DIRECTIONS

From our Office on Dark Gate Carmarthen, Follow Lammas St to Morfa Ln/B4312. 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 onto B4310. Continue straight. Te property will then be on your left. What3Words Reference: grins.palm.distorts

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 E
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWPProps
<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/REM/01/23/OK CFP



AERIAL VIEW

