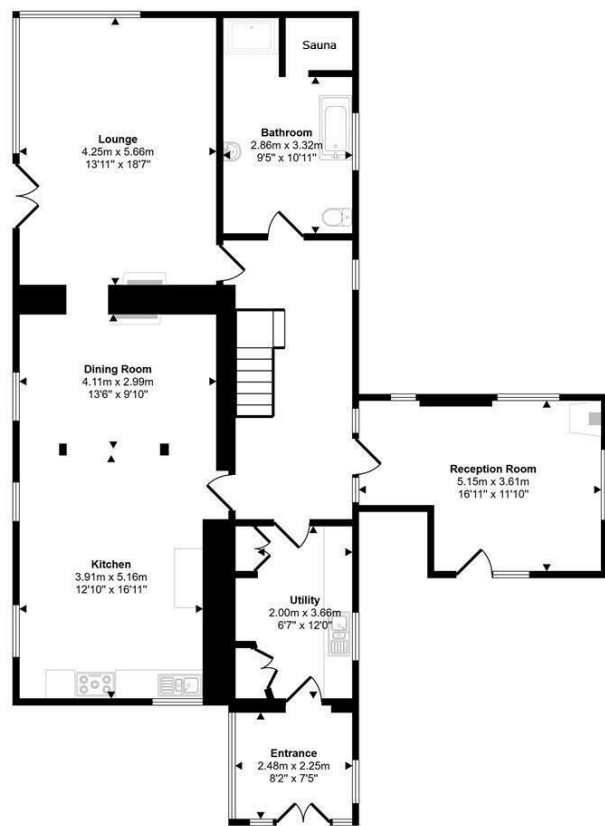
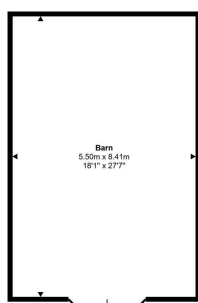




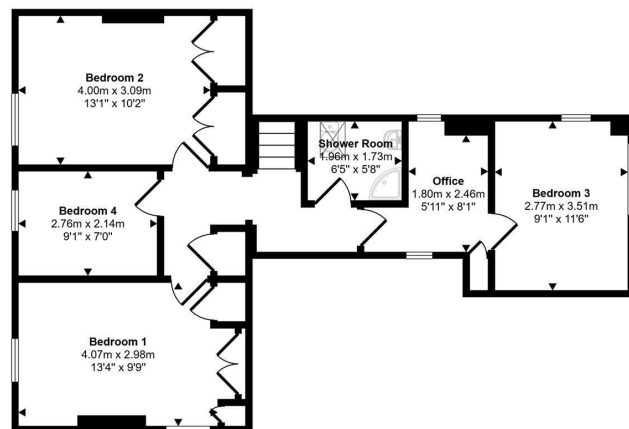
Ground Floor
Approx 126 sq m / 1354 sq ft

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.



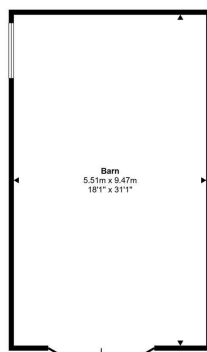
Storage Room
Approx 46 sq m / 498 sq ft

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First Floor
Approx 64 sq m / 694 sq ft

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Storage Room
Approx 52 sq m / 562 sq ft

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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

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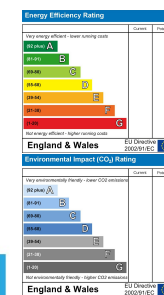


Rhydyceisiaid Farm St. Clears, Carmarthen, Carmarthenshire, SA33 4LB

- DETACHED FARMHOUSE
- SET WITHIN APPROX 8.74 ACRES OF FIELDS AND WOODLAND
- CHARACTER FEATURES
- IDEAL FAMILY HOME
- SAUNA
- OIL CENTRAL HEATING
- FOUR BEDROOMS
- TWO RECEPTIONS ROOMS
- TWO HAY BARNs
- EPC RATING: TBC

£700,000

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



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The Agent that goes the Extra Mile

A brilliant opportunity to acquire a substantial detached farmhouse, set within approx 8.74 acres of fields and woodland. The impressive small-holding boasts a wealth and charm and character features throughout. Situated in a semi-rural setting just a short drive from St Clears, the farmhouse is surrounded by gorgeous country views. The idyllic setting is ideal for anyone looking for a peaceful lifestyle, with the property also offering equestrian possibilities. Viewing is highly recommended!

As soon as you enter the property in the entrance porch, your are greeted by a warm and welcoming atmosphere. A utility room is conveniently located off the porch, ideal for storing coats and boots after those lovely country walks. Leading through into the main hallway, the ground floor accommodates; a cosy sitting room with a log burning stove and slate flagstones, the impressive family bathroom with a bath tub, shower and its very own sauna, the country kitchen/diner which features a Rayburn. Ideal for relaxed dining, the kitchen/diner boasts an abundance of character features including flagstone flooring, exposed stonework and beams. Flowing through into the living room laid with solid wood flooring, the timeless farmhouse decor continues. Situated in the heart of the home, this space is ideal for entertaining your family and friends, and features a double aspect log burner. You can really envision those cosy winter evenings sitting and relaxing around the fire, while enjoying those lovely country views. The first floor is home to a modern shower room, three bedrooms all featuring exposed brickwork, wooden beams and vaulted ceilings, and a study/dressing area which leads through into the fourth bedroom. Offering ample storage throughout, the property would make a fantastic family home. The property also benefits from underfloor heating, oil central heating, UPVC double glazing and connections to both a private and mains water supply.

Externally, the property is accessed via an unadopted track which leads up to the property and the driveway parking. Set within approx 8.74 acres of mature gardens, fields and woodland, the property is ideal for those who would like keep animals, or for those looking to immerse themselves within nature. The lawned garden surround the property, and are home to various plants, shrubs and mature fruit trees. With multiple patio areas, there is ample space for outside seating and al fresco dining. An outside fireplace with small chimney is perfect for enjoying BBQ's in those summer months. The land is bounded on its southern edge by a small stream, accessible by livestock. Two metal hay barns also offer the perfect space for a workshop, storage and log store, and also offer equestrian possibilities. With connections to utilities, one barn also offers a second floor ideal for further storage.

The small market town of St. Clears is situated approximately 10 miles to the west of the county and administrative centre of Carmarthen. There are a variety of local shops including two prize-winning traditional butchers and two craft centres. The High Street is well served by numerous shops, pubs post office etc with a Welsh medium primary school and the parish Church. The local leisure centre is an excellent facility housing many of the towns clubs and associations.



DIRECTIONS

From the St Clears roundabout, continue into St Clears. Turn left at the traffic lights and then bear right. Continue to follow road for approx 3.5 miles and continue through the village of Llangynin. Take the no through road on the left after the last bungalow, and follow road to sharp left bend. The track to the property is straight ahead of you. Go down the country track which leads up to the property. What/Three/Words:///dean.behalf.trailer **THERE IS NO ACCESS OFF THE TRACK OFF THE BLAINWAUN TURN**

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.
COUNCIL TAX: Band 'G'
HEATING: Oil
PRIVATE WATER SUPPLY AND MAINS WATER CONNECTION
PRIVATE DRAINAGE- SEPTIC TANK

ref: IK / LLE / OCT / 25
TAKEONOK/03/11/25/LLE
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LOCATION AERIAL VIEW

