



Ground Floor
Approx 145 sq m / 1562 sq ft



First Floor
Approx 81 sq m / 871 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 Magic Snaggy 360.

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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Ty Gwyn Llangynog, Carmarthen, Carmarthenshire, SA33 5DD

- DETACHED HOUSE
- THREE RECEPTION ROOMS
- DETACHED GARAGES
- 10 MINUTES FROM CARMARTHEN
- FRONT AND REAR GARDENS
- FIVE BEDROOMS
- OFF ROAD PARKING
- COUNTRYSIDE VIEWS
- APPROX 3.08 ACRES
- EPC RATING: E

Offers In The Region Of £680,000



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Telephone: 01267 236655

We Say...

If you are looking for a property with the wow factor, this is the home for you. The private driveway takes you past some of the garages that are on offer, leading you down towards the house, further garages, hot tub and wonderful countryside views. This is a fantastic opportunity to purchase this beautifully presented detached five-bedroom house in a lovely countryside location yet within easy reach of Carmarthen Town. The property offers many character features including wood beams and wood burners yet with a modern twist.

The property briefly comprises; entrance hall, bedroom with en-suite, kitchen with stairs leading up to the second bedroom with en-suite, following on from the kitchen is the dining room with French doors opening out to the rear patio. From the kitchen is the utility room with a further door leading out to the rear garden, lounge with wood beams and separate office space, living room with sun room. From this living room is stairs leading up to the three further double bedrooms, master benefiting from ensuite.

Externally the property offers approximately 3.08 acres, off road parking for multiple vehicles, rear lawned garden with patio area which would make a perfect spot for alfresco dining in the summer and entertaining friends and family, whilst taking in the amazing countryside that surrounds you. This property benefits from a summer house with bar and outside hot tub. The property offers a number of garages, so whether you are looking to run a business from home or are a car enthusiast this property has it all.

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



Location

Llangynog is a small rural community located a short drive from the County town of Carmarthen. The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. 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

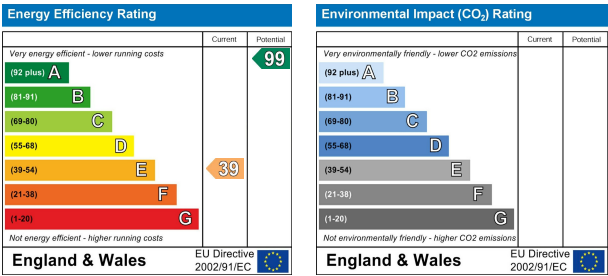


DIRECTIONS

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 2nd exit onto A4242. At the roundabout, take the 2nd exit onto A40. Turn left. Turn right. Destination will be on the left. What3Words Reference: vintages.eyelid.revamped

GENERAL INFORMATION

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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 C
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/03/23 OK



AERIAL VIEW

