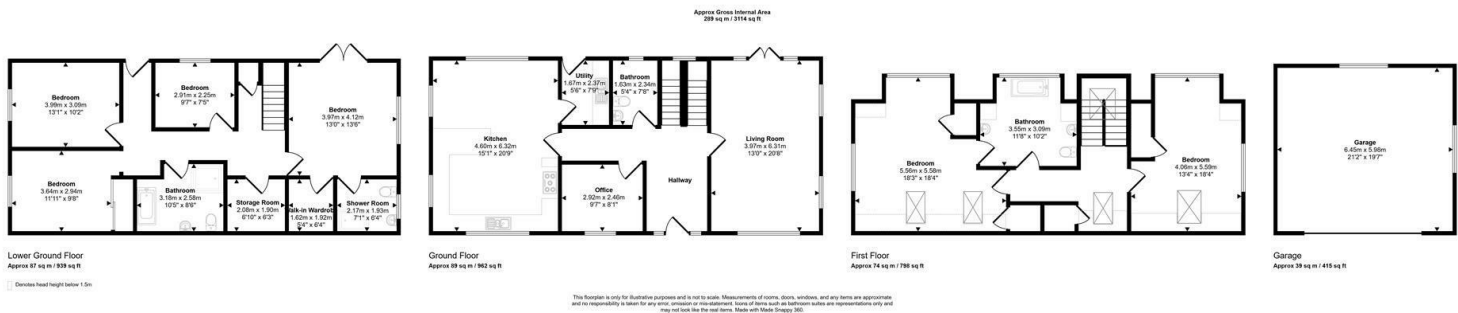


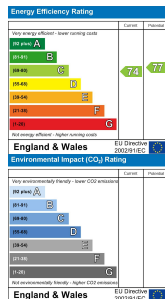


Maes Pistyll Capel Dewi, Carmarthen, SA32 8AD

- DETACHED HOUSE
- TWO RECEPTIONS
- OFFROAD PARKING
- CONVENIENTLY LOCATED JUST OUTSIDE THE TOWN OF CARMARTHEN
- HEATING - OIL
- SIX BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- GARAGE
- VILLAGE LOCATION
- EPC - C

By Auction £425,000

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



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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.

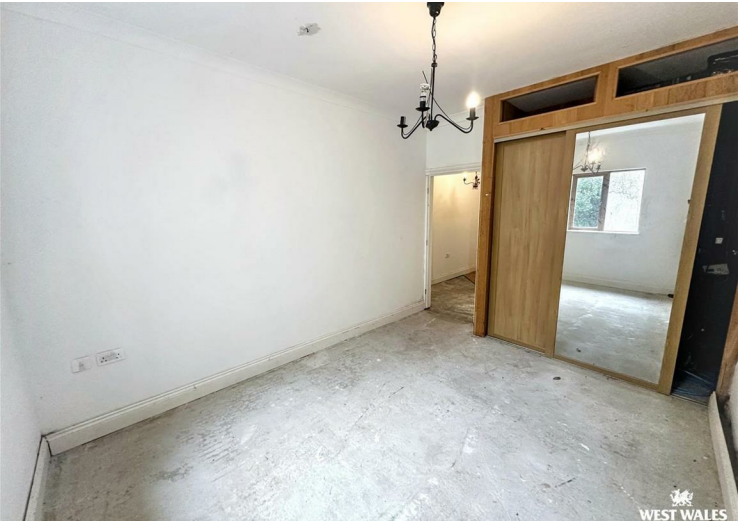
The ground floor comprises a kitchen/diner, utility room, WC, living room and separate office, together with a central hallway. The office could be used for home working, study or as a playroom. A balcony overlooks the surrounding woodland and provides an attractive outdoor space.

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.