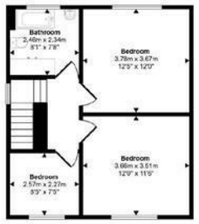


Ground Floor
Approx 66 sq m / 706 sq ft

Denotes head height below 1.5m

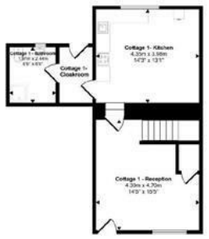
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 47 sq m / 506 sq ft

Denotes head height below 1.5m

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Cottage 1 Ground Floor
Approx 36 sq m / 539 sq ft

Denotes head height below 1.5m

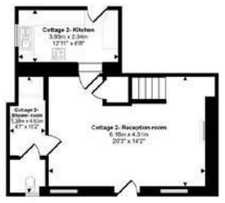
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Cottage 1 First Floor
Approx 20 sq m / 217 sq ft

Denotes head height below 1.5m

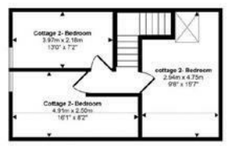
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Cottage 2 Ground Floor
Approx 47 sq m / 506 sq ft

Denotes head height below 1.5m

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Cottage 2 First Floor
Approx 36 sq m / 412 sq ft

Denotes head height below 1.5m

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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

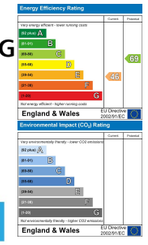
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

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The Agent that goes the Extra Mile

We Say...

Set within approximately 8 acres of land, this versatile rural property offers a rare combination of a three-bedroom detached house, a three-bedroom cottage and a one-bedroom cottage, complemented by a range of outbuildings, a detached garage and a stable block.

The main house enjoys countryside views and has a lawn to the front, together with a patio area providing a pleasant space to enjoy the surrounding rural setting. Inside, the ground floor includes a downstairs W.C., utility room leading from the kitchen and dining/reception rooms, while upstairs there are three bedrooms and the family bathroom.

Adding to the flexibility of the property, both cottages have their own private parking and independent heating and are being sold with tenants in situ, providing an established rental arrangement for the new owner. The additional accommodation also offers potential for a variety of uses, including multigenerational living, family and guests, subject to any necessary consents and notices.

The property also benefits from a detached garage, which provides useful garaging and has previously offered overflow accommodation for the family from the main house. Alternatively, the space could lend itself well to use as a workshop or for a variety of hobbies and practical requirements.

The grounds extend to approximately 8 acres and offer a mixture of open land and woodland, including around one acre of ancient bluebell woodland. A pond, garage, outbuildings and stable block further complement the outside space, with plenty of scope for those looking for room for animals, hobbies or simply the freedom that comes with having land around you.

Located approximately 15 minutes from Carmarthen, the property enjoys a peaceful countryside setting while remaining within easy reach of the town and its amenities.







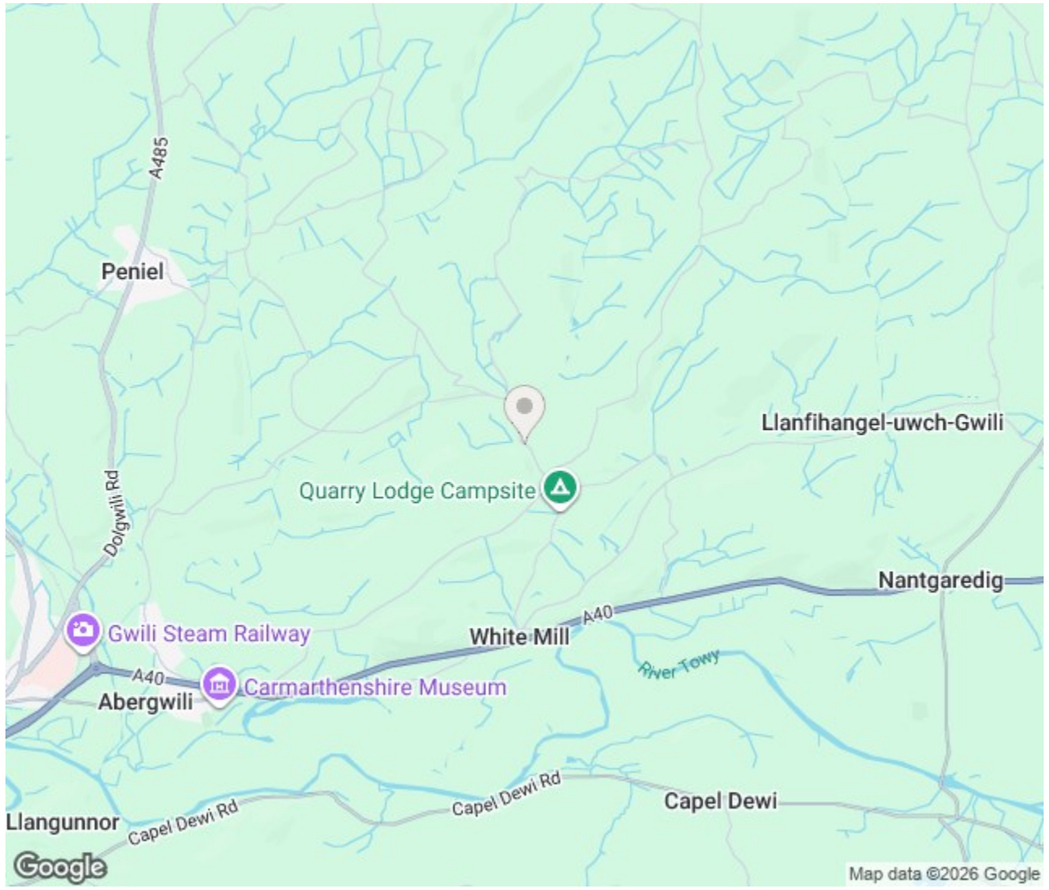
DIRECTIONS

From Carmarthen town centre, follow Lammas Street and Water Street towards St Catherine Street. Continue onto Barn Road, then turn left at the roundabout onto Francis Terrace, continuing onto Richmond Terrace and Old Oak Lane. At the roundabout, take the left onto Priory Street/A484 and continue towards Abergwili. Follow the A484 onto Abergwili Road and High Street, then take the third exit at Abergwili Roundabout onto the A40. Continue along the A40 before taking the turning for Glan-yr-Afon. Follow Glan-yr-Afon for approximately 1 mile, then turn left to reach the destination. what3words: ///elated.steps.hurricane

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: D
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.
CFP/JTP/08/26 DRAFT

LOCATION AERIAL VIEW

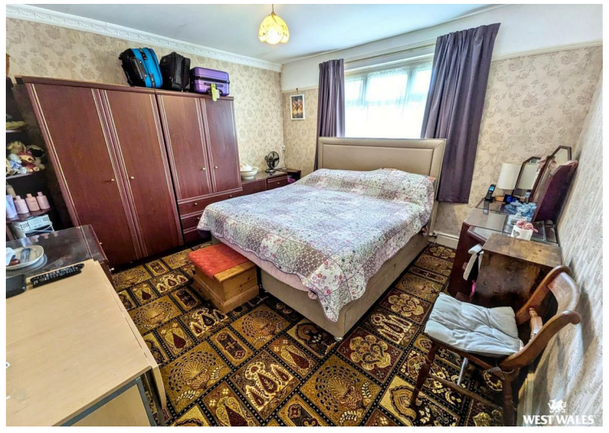







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