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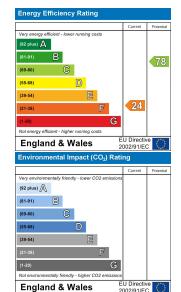
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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



The Mill Meidrim, Carmarthen, Carmarthenshire, SA33 5QP

- Approximately 2.2 acres
- Four Bedrooms and a Loft Room
- Kitchen/Breakfast Room
- Character Features
- Outbuildings
- Detached Former Mill
- Three Reception Rooms
- Oil Central Heating
- Fishing Rights
- EPC Rating: F



Offers In Excess Of £500,000

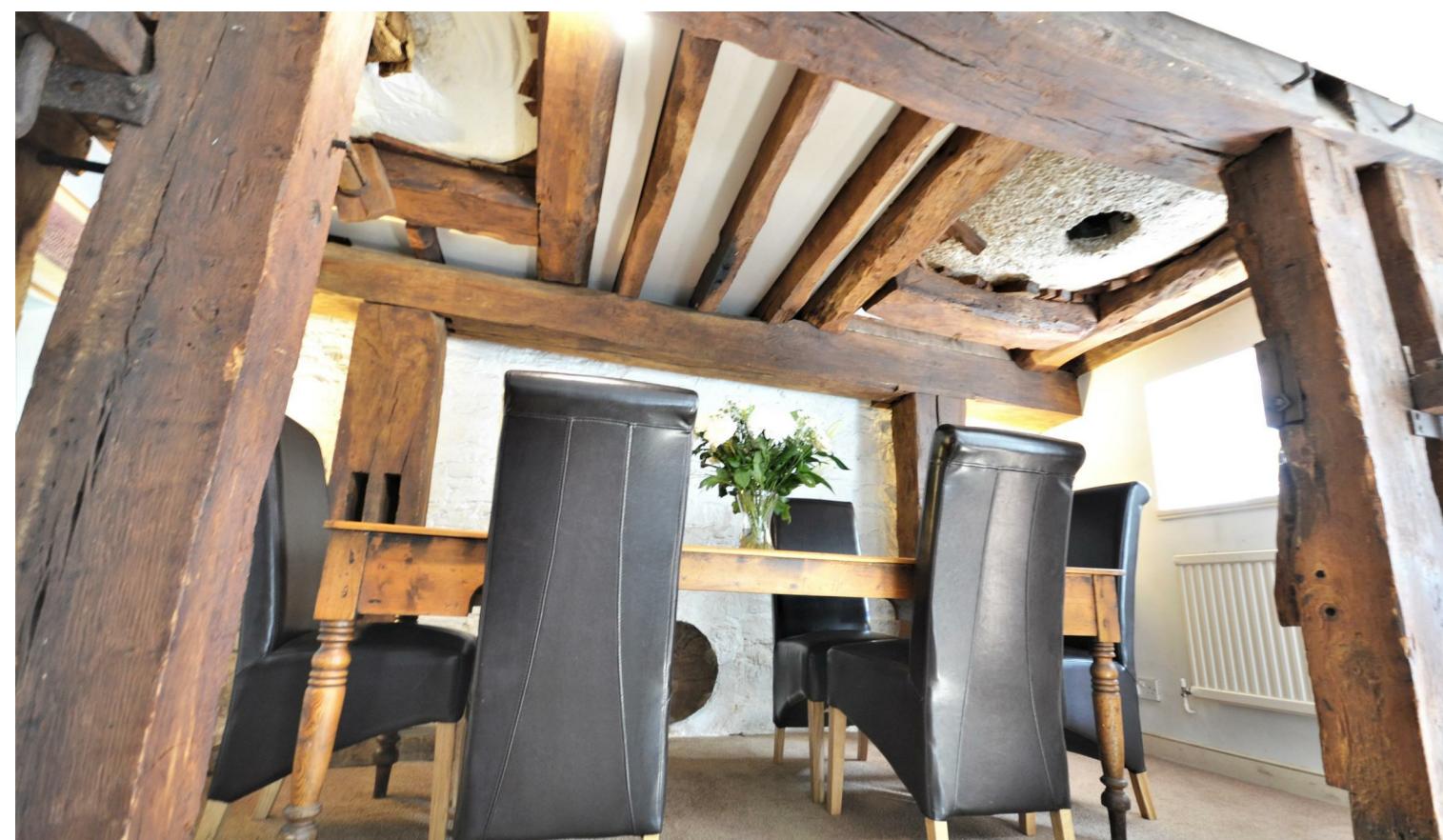
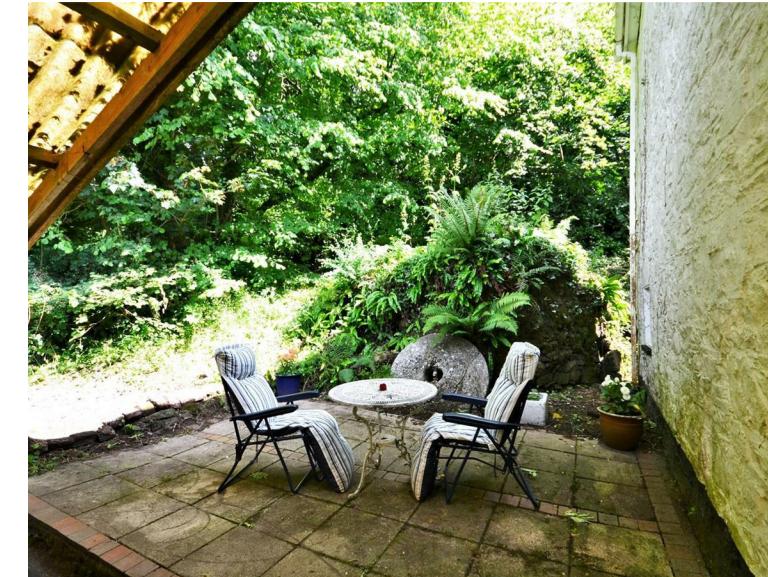
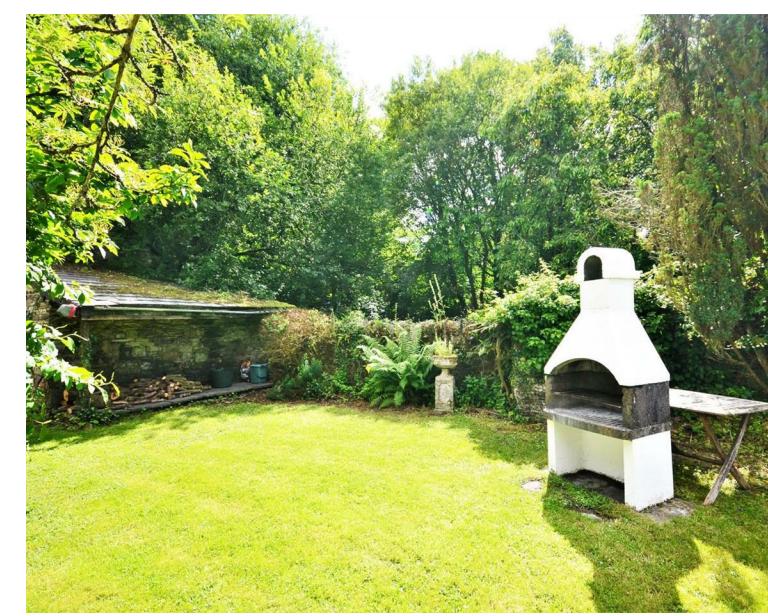
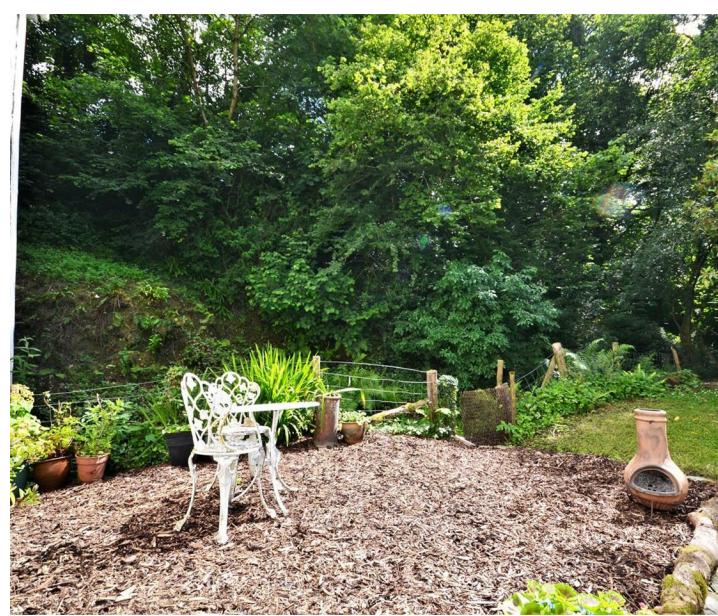
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We Say...

Converted in the 1980s this former mill retains many character features, located next to a piece of common land in the sought after village of Meidrim approximately 8 miles outside of Carmarthen Town.

Situated on approximately 2.2 acres of land made up of formal and natural grounds and a woodland walk which is bordered by a river, the property also benefits from fishing rights.



LOCATION

Meidrim is a community situated some 8 miles west of Carmarthen and 3.3 miles north of St Clears. Meidrim (formerly spelt 'Mydrim') is situated on either side of the Afon Dewi Fawr at the point where this small river is crossed by the B4298 road and meets with the B4299 road.

Meidrim has a parish church, a Nonconformist chapel, a pub, a primary school, a village green or common and a park. It also boasts a number of self-catering cottages in the surrounding area making it popular for tourists visiting the Pembrokeshire National Park and the Brecon Beacons as well as a number of local walks.

ROOM DIMENSIONS

Living Room
11'6" x 14'9" (3.51m x 4.50m)

Kitchen/Breakfast Room
12'10" x 14'10" (3.92m x 4.53m)

Hallway/Utility Area
12'9" x 5'9" (3.89m x 1.76m)

Dining Room
13'10" x 16'11" (4.23m x 5.17m)

Shower Room
2'10" x 8'2" (0.88m x 2.50m)

Former Stable/Reception Room
14'1" x 17'1" (4.31m x 5.22m)

Landing
2'8" x 35'7" (0.82m x 10.85m)

Master Bedroom
11'6" x 14'6" (3.52m x 4.43m)

Bathroom
9'8" x 6'2" (2.96m x 1.88m)

Bedroom 2
11'3" x 9'6" (3.43m x 2.92m)

Bedroom 3
7'9" x 11'9" (2.38m x 3.59m)

Bedroom 4
6'3" x 13'10" (1.92m x 4.23m)

Loft Room Stairwell
6'0" x 6'8" (1.85m x 2.05m)

WC
2'3" x 6'9" (0.69m x 2.08m)

Loft Room/Bedroom 5
9'0" x 22'11" (2.76m x 7.01m)

GENERAL INFORMATION

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VIEWING: By appointment with 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: F

AGENTS VIEWING NOTES: We would respectfully ask you to call our office before you view this property internally or externally

PLEASE NOTE - We are advised this property is served by private drainage

EJL/SLE/07/2021/OK EJL

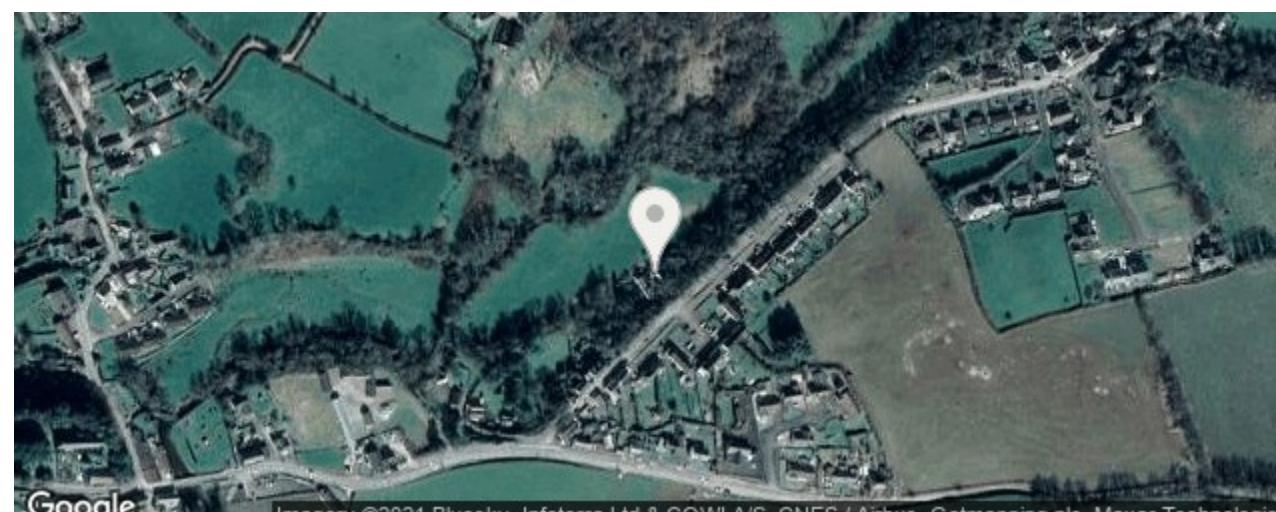
FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps
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DIRECTIONS

From Carmarthen, head out on the A40 Dual Carriageway towards St Clears. Turn right off the Dual Carriageway signposted Meidrim. Follow this road for a short distance before taking a right hand turn, signposted Meidrim. Continue along this road until you enter the village of Meidrim. A short way past the school on your right there is a forked junction on the right hand side of the road, take the left fork which runs parallel to the main road and has our For Sale Board on the Fence, continue along this road and you drive through what appears to be another property, continue along and you will drive past the common, at the end on this road you will see The Mill situated

LOCATION AERIAL VIEW



Come On In...

Enter the property through the front door into the Porch, go through the glazed door ahead of you and The Mill welcomes you into its Kitchen/Breakfast Room, this room is the central hub of the home with a range of fitted base and eye level units and a Stanley Range Cooker, go through the door to your left and enter into the Living Room with feature fireplace, just off the living you there are steps up to the Former Stable/Reception Room which is currently being used for storage.

From the Kitchen/Breakfast Room take the door to your right into the hallway with a door out to the rear of the property, this hall is currently used as a utility area, there is a shower room at the far end of the hall, with a shower, washbasin and WC, the door from the hallway on your left leads you into the Dining Room with exposed beams, raised seating area and feature millstones in-situ, this characterful room is ideal for entertaining.

Head back to the kitchen and take the stairs up to the first-floor landing with doors leading off to the Master Bedroom with a built-in storage cupboard, Family Bathroom with bath with shower over, washbasin and WC, and a smaller bedroom with built-in storage. From the landing go along the hall that runs across the rear of the property where you will find two further bedrooms, one with an exposed stone wall and the other currently being used as an office. Go through the last door on the right and you enter a stairwell, with steps leading up to the loft room and a door ahead of you to a WC. Head up these steps and you enter the loft room, which is currently being used as a fifth bedroom, this characterful space has beams and an exposed stone





Step Outside...

The Mill is sited on a plot of approximately 2.2 acres of land. To the front of the property, there is an enclosed formal garden and the old stone-built grain store, a stream borders this lawned garden and there is a gate leading to a bridge that takes you over the stream where you can still see some of the former workings of the Mill. To the front of the formal garden, there is a nature area that houses a greenhouse and plant beds which were previously used as a vegetable garden.

To the rear of the property, there is ample off-road parking, a carport and a paved patio area. The remaining land extends beyond this area and is made up of woodland with some larger clearings which border a river giving the property the benefit of Fishing Rights.

