

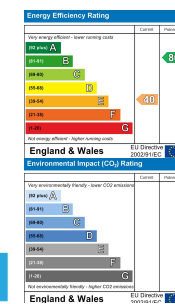


## The Old Mill Danycoed, Llangynin, St Clears, Carmarthenshire, SA33 4JR

- Former Mill
- Four Bedrooms (Master En-suite)
- Approximately 6 Acres
- Fishing Rights
- Peace And Tranquility
- Charm And Character
- Three Reception Rooms
- Paddock And Mainly Woodland
- No Forward Chain
- EPC Rating: E

£570,000

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







PEACE AND TRANQUILITY..... The Old Mill is a beautifully presented detached property positioned within approximately 6 acres which mainly consists of woodland and a paddock with stables, poly tunnel and small barn situated close to the town of St Clears providing everyday amenities and necessities and approximately ten miles to the County town of Carmarthen . The property offers flexible living options as a family home or has great potential for a combination of B&B or holiday letting. The property is beautifully presented, full of charm and character and offers spacious living accommodation. Early viewing is highly recommended to appreciate this delightful home that briefly comprises: Entrance hall, lounge, sitting room, dining room, utility room, snug/bedroom and wet room situated on the ground floor and three bedrooms (Master En-suite) and bathroom situated on the first floor. The grounds of the property have been well maintained and the property benefits from fishing rights and no forward chain. If your looking for a change in lifestyle then this is the property for you!

LOCATION:  
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 picturesque parish Church also within the confines of the town. The local leisure centre is an excellent facility housing many of the towns clubs and associations.



<b>Entrance Hallway</b>	<b>Snug/Bedroom</b>	<b>Bedroom</b>
	13'8" x 8'9" max (4.182 x 2.681 max)	15'7" x 10'4" (4.762 x 3.160)
<b>Lounge</b>	<b>Wet Room</b>	<b>Bedroom</b>
17'0" x 14'11" (5.207 x 4.563)	5'10" max x 4'11" max (1.793 max x 1.513 max)	11'1" x 10'6" (3.387 x 3.207)
<b>Sitting room</b>	<b>FIRST FLOOR</b>	<b>Bathroom</b>
15'1" x 10'5" (4.611 x 3.188)		9'11" x 8'10" (3.023 x 2.702)
<b>Dining Room</b>	<b>Landing</b>	
14'1" x 11'4" into recess (4.311 x 3.464 into recess)		
<b>Kitchen/Breakfast Room</b>	<b>Master Bedroom</b>	
24'3" max x 13'0" max (7.406 max x 3.983 max)	14'2" x 11'7" into recess (4.342 x 3.535 into recess)	
<b>Utility Room</b>	<b>En-suite</b>	
7'10" x 5'4" (2.405 x 1.633)	5'11" x 5'7" (1.805 x 1.711)	



**DIRECTIONS**

From the St Clears roundabout enter St Clears. At the traffic lights turn left passing the Spar shop on your right. Take the first right signposted for Llangynin and continue along this road for approximately one mile. Turn right immediately after Llety Coed (white detached house) and then the immediate right behind Llety Coed that leads down to The Old Mill.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.