









View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: FREEHOLD Tax: Band E Private drainage

MPO/MPO/OK/03/21

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

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

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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

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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.

Entrance Hallway

Lounge

17'0" x 14'11" (5.207 x 4.563)

Sitting room

15'1" x 10'5" (4.611 x 3.188)

Dining Room

14'1" x 11'4" into recess (4.311 x 3.464 into recess)

Kitchen/Breakfast Room

24'3" max x 13'0" max (7.406 max x 3.983 max)

Utility Room

7'10" x 5'4" (2.405 x 1.633)

Snug/Bedroom

13'8" x 8'9" max (4.182 x 2.681 max)

Wet Room

5'10" max x 4'11" max (1.793 max x 1.513 max)

FIRST FLOOR

Landing

Master Bedroom

14'2" x 11'7" into recess (4.342 x 3.535 into recess)

En-suite

5'11" x 5'7" (1.805 x 1.711)

Bedroom

15'7" x 10'4" (4.762 x 3.160)

Bedroom

11'1" x 10'6" (3.387 x 3.207)

Bathroom

9'11" x 8'10" (3.023 x 2.702)

DIRECTIONS





