



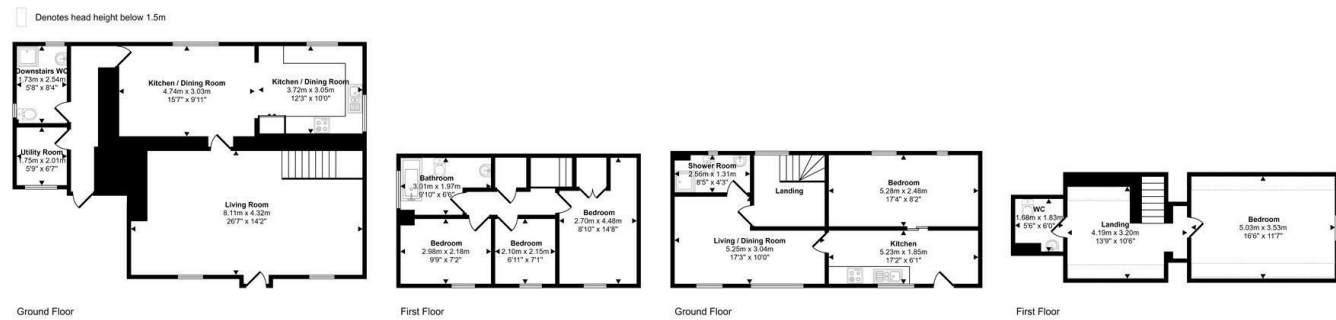
0345 094 3006

finest@westwalesproperties.co.uk

westwalesfinestproperties.co.uk



THE AGENT WITH THE LONDON CONNECTION



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.



Tir Eithin Llandarog Road, Carmarthen, Carmarthenshire, SA32 8BG

- HOUSE AND COTTAGE
- THREE BEDROOM HOUSE
- INCOME POTENTIAL
- PADDOCKS AND ORCHARD
- POND
- APPROX 5.63 ACRES
- TWO BEDROOM COTTAGE
- OUTBUILDINGS
- STABLES AND SAND SCHOOL
- EPC RATING: E

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.

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We Say...

An incredible opportunity to purchase not only two properties but also approximately 5.63 acres.

The current vendors have done a lot of work to both the properties and the land to create this wonderful lifestyle opportunity. The property consists of a three bedroom stone farmhouse and a separate, self-contained two bedroom cottage.

Briefly, the house offers a Hall, Shower Room, Utility Room, Living Room, Kitchen/Dining Room, on the ground floor and Three Bedrooms and a Family Bathroom on the first floor. The cottage offers a Kitchen, Living Room, Hall and Bedroom with en-suite facilities on the ground floor, with an Attic Room on the first floor, which is currently used as an additional Bedroom with sitting area and cloakroom. Attached to the cottage is a Conservatory that runs along the front of the whole building. Next to the cottage is a utility/shower room that is set up should the new vendors wish to do camping on the land which would offer washing facilities or alternatively the perfect boot room to get tidied up after a day working on the land. There is also a further stone cottage which is currently only used for storage but would be perfect for converting into further holiday letting accommodation subject to relevant planning and building regulations.

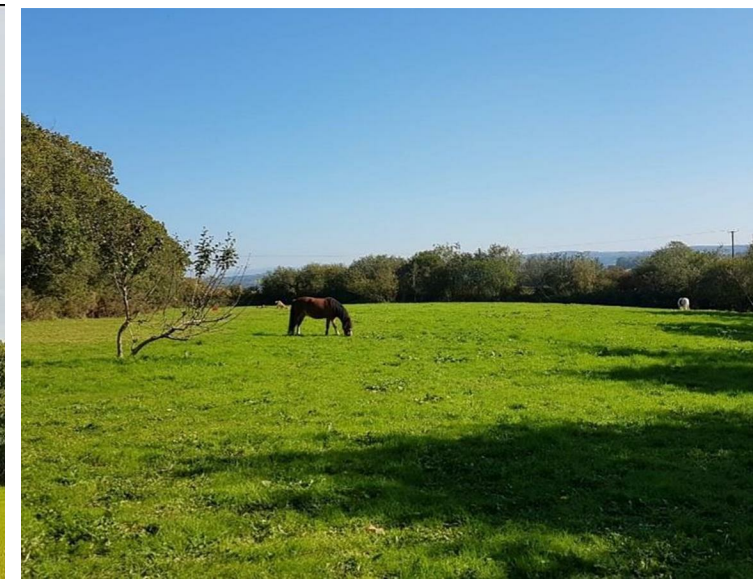
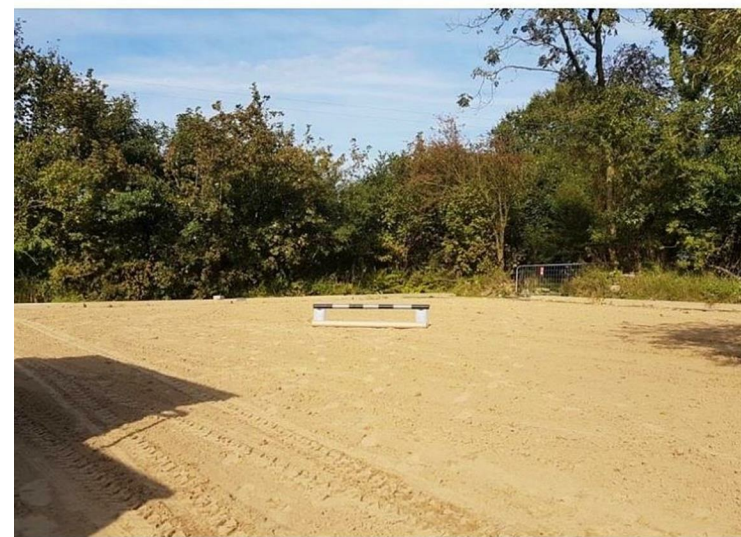
If the cottages didn't offer enough of the wow factor the outside certainly does. With multiple outbuildings, stables, sand school, poultry runs and paddocks the property is perfectly set up for those wishing to have a slice of the good life as well as income potential.

The property sits along side the A48, although it has its access from a side road and gated private driveway. This means that it has excellent access to Carmarthen and to Swansea and the M4, making it an ideal property for anyone who wants to have a smallholding but needs easy transport links.

Viewing is highly recommended to fully appreciate all this property has to offer and the lifestyle it can give.

Location

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Vue Cinema complex, restaurants, bars and a multi storey car park. The town is also served by direct inter city trains from West Wales to London and Manchester.

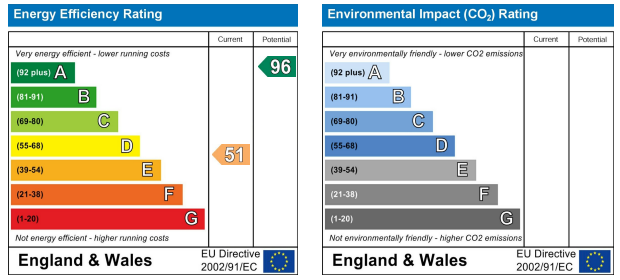


DIRECTIONS

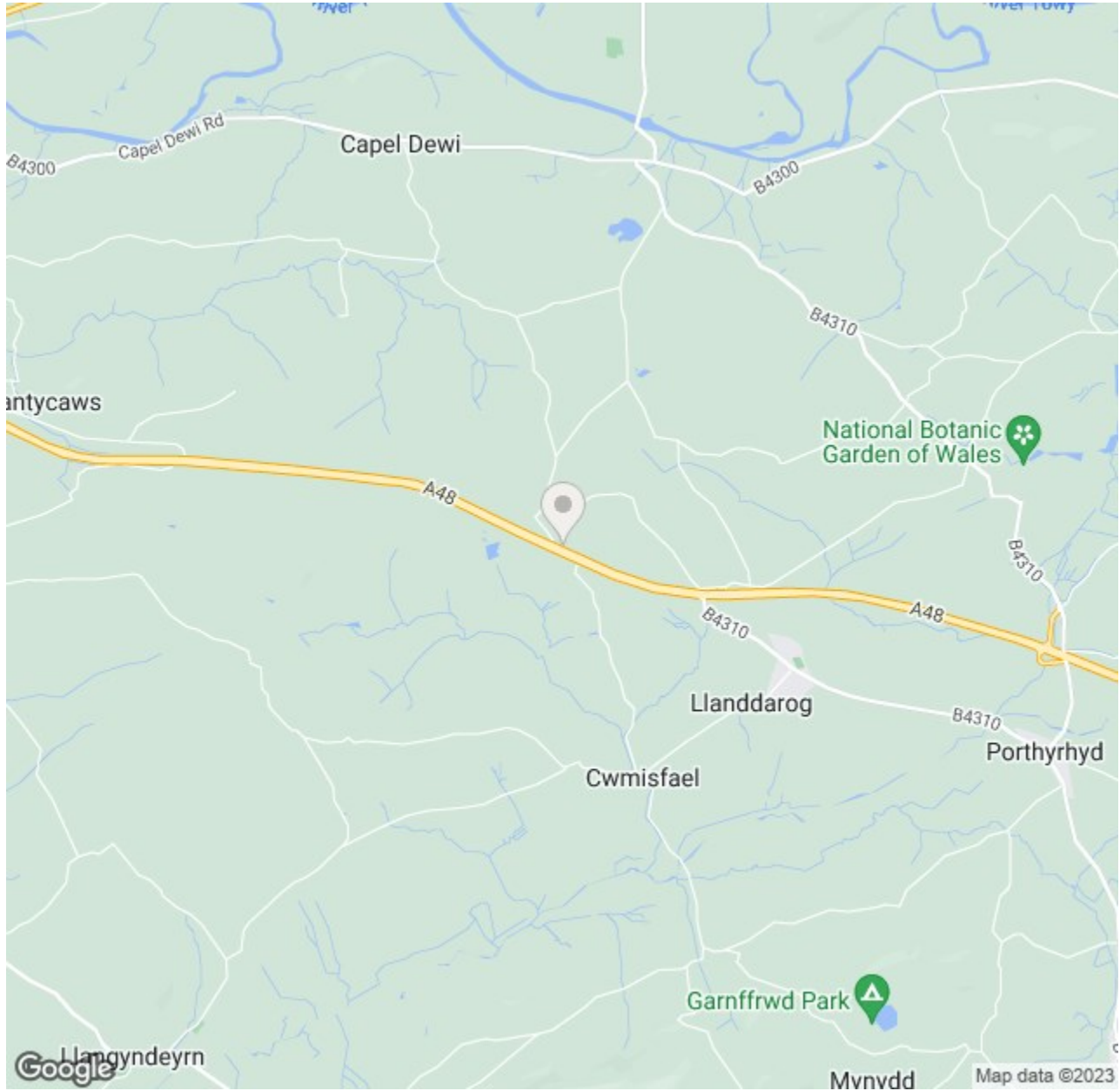
From Carmarthen head south on the A48 towards Swansea and the M4. After about 5 miles you will pass the Nantycaws filling station on your left. Take the first left hand turning after the filling station (not the private lane shortly after the garage, but the first proper road). Turn immediately right off this road onto the private, gated, driveway to the house. What Three Words Reference - camped.corrects.these

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 E
 FACEBOOK & TWITTER
 Be sure to follow us on Twitter: @ WWPProps
<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/CFP/08/22/OK EJL



AERIAL VIEW



- FARMHOUSE
- ENTANCE HALL
- UTILITY ROOM
- SHOWER ROOM
- KITCHEN/DINING ROOM
- LIVING ROOM
- BEDROOM
- BEDROOM
- BEDROOM
- BATHROOM
- COTTAGE
- LIVING ROOM
- KITCHEN
- BEDROOM
- BATHROOM
- ATTIC ROOM
- WC



