

#### 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 F

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/REM/06/23/OK REM

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**

41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: [cardigan@westwalesproperties.co.uk](mailto:cardigan@westwalesproperties.co.uk)

TELEPHONE: 01239 615915

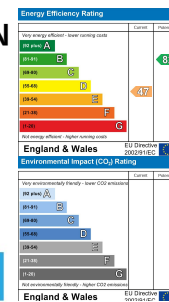


## Wenallt Saron, Llandysul, Carmarthenshire, SA44 5ED

- DETACHED HOUSE
- APPROX 3.12 ACRES
- OFF ROAD PARKING
- THREE RECEPTION ROOMS
- OIL HEATING
- SIX BEDROOMS
- OUTBUILDINGS
- APPROX 12.6 MILES FROM CARMARTHEN
- COUNTRYSIDE LOCATION
- EPC RATING: E

**£680,000**

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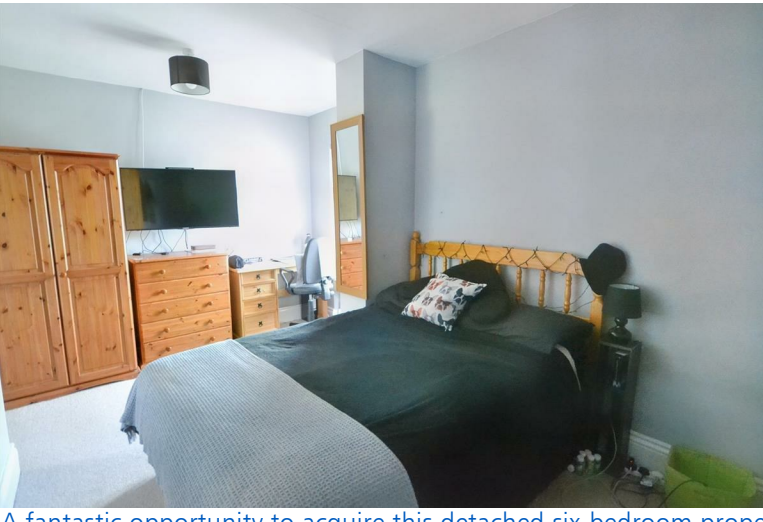


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**The Agent that goes the Extra Mile**







A fantastic opportunity to acquire this detached six-bedroom property, set within approximately 3.12 acres of land in the picturesque hamlet of Saron, Llandysul, with far-reaching countryside views and outstanding potential.

Viewing is highly recommended to fully appreciate everything this property offers — from the beautifully presented home to the land and outbuildings, it's a rare chance to create your ideal lifestyle.

This property holds a wealth of potential for its next owners, whether you are seeking multi-generational living, a home with income or holiday let possibilities, or simply the chance to enjoy a more self-sufficient way of life.

#### Ground Floor

The ground floor layout includes a kitchen/diner, dining room, living room, utility room, sunroom, WC, a bedroom with en suite, and an office that could be used as an additional bedroom. Notably, subject to the necessary permissions, the layout offers the exciting possibility to create a self-contained annexe with its own private entrance — perfect for extended family, guest accommodation, or holiday let use.

#### First Floor

Upstairs, there are five further bedrooms, two of which have en suites, as well as a family bathroom and a separate WC. The arrangement offers flexibility, making it ideal for a family, or — with the relevant permissions — provides an opportunity to operate as a B&B or similar venture.

#### Exterior

Outside, the property is accessed via a private driveway with off-road parking for several vehicles. The grounds include wrap-around lawns and a rear patio area, ideal for outdoor dining and entertaining while enjoying the surrounding views.

Set within approximately 3.12 acres, the land offers excellent potential for keeping animals, smallholding activities, or simply making the most of countryside living. Additional features include a garage and kennels, adding further value and versatility to the property.



#### DIRECTIONS

From our office on Dark Gate, Carmarthen, head west onto Lammas Street, then turn right onto Water Street and again onto St Catherine Street. Continue onto Barn Road, then take the first exit at the roundabout onto Francis Terrace, following onto Richmond Terrace and Old Oak Lane. At the next roundabout, take the first exit onto Oak Terrace/Priory Street/A484, continuing on the A484. After 5.7 miles, the property will be on your right.. What3Words Reference: pegs.apple.sticking  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.