

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. Some items such as bathroom suites are representations only and may not look like the real items. Made with Maple Group's 200.

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

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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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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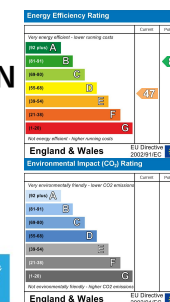


Wenallt Saron, Llandysul, SA44 5ED

- 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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The Agent that goes the Extra Mile





A fantastic opportunity to purchase this detached six-bedroom property with approximately 3.12 acres of land, situated in the picturesque location of Saron, Llandysul, offering wonderful countryside views.

Viewing is highly recommended to fully appreciate what this property has to offer, from the beautiful house, to the land and outbuildings, it really has to be seen.

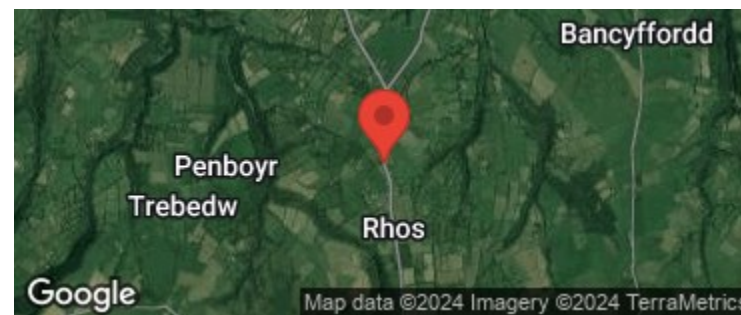
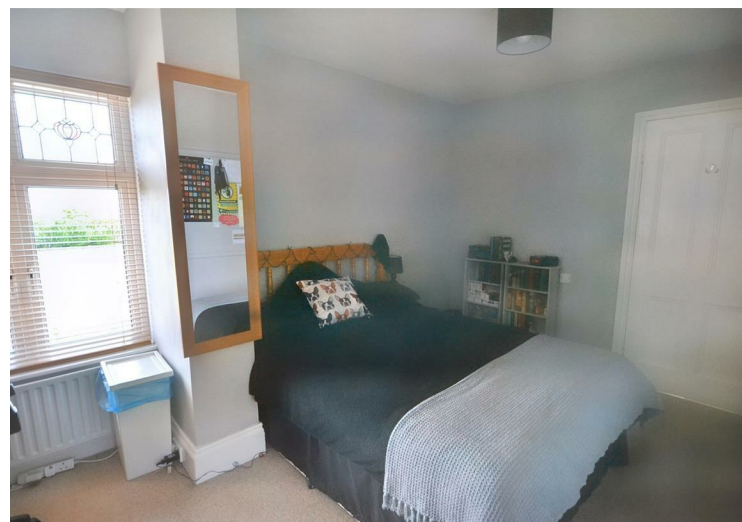
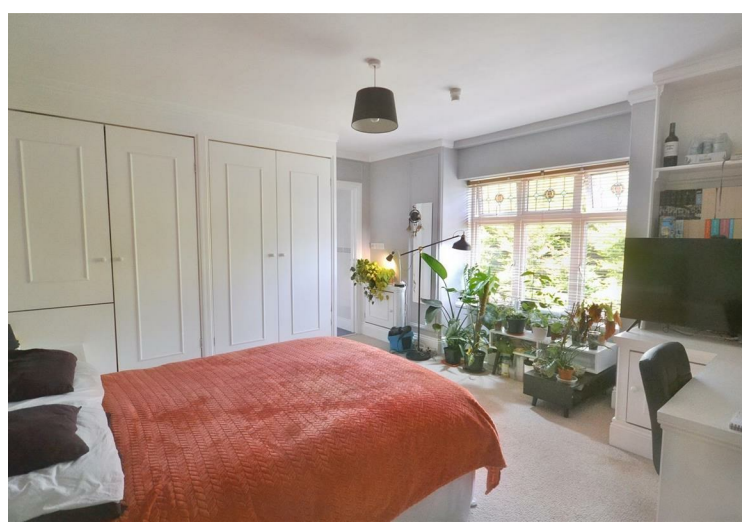
This property really does have so much to offer its new owners. and allows them to create their dream, whether you are looking for multi-generational living, a home where you can have investment potential or are simply looking for a piece of the good life, this property really does have it all.

The downstairs of the house briefly comprises; a kitchen/diner, dining room, living room, utility room, sunroom, WC, bedroom with en suite and office which could be utilised as another bedroom. Subject to relevant planning the downstairs of the property could offer an annexe with its own separate access, perfect for multi-generational living or holiday let potential.

The upstairs of the property comprises a further five bedrooms, two of which benefit from en suites and there is also a family bathroom and separate WC. The property offers a fantastic opportunity for a family to all have their own bedrooms or if you are looking for a home with an income potential, subject to relevant permissions, could be used as a B&B.

Externally the property offers private driveway access and off-road parking for multiple vehicles, which leads to the wrap-around lawn area with a patio to the rear which can be enjoyed for alfresco dining in the summer and entertaining friends and family, whilst taking in the amazing countryside that surrounds you. The house sits within the 3.11-acre plot (approximately) and offers an amazing opportunity to live a piece of the good life, the current vendors previously keeping animals on the land. There is also an external garage and kennels.

Llandysul is situated on the edge of the River Teifi and was once a large woollen industry. The River offers fishing opportunities and the town offers all local amenities such as; Supermarket, primary and secondary schools, public houses, places of worship, and local shops, and is home to the Llandysul Paddlers Canoe Club. The area boasts naturally beautiful countryside which perfect for exploring the many walks available in the area. The town of Carmarthen is 12.6 miles south, with the town of Cardigan is 18.3 miles west and Newcastle Emlyn town is only 8 miles west



DIRECTIONS

From our office on Dark Gate Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn right onto Heol Dwr/Water St. Turn right at the 1st cross street onto St Catherine St. Continue onto Barn Rd. At the roundabout, take the 1st exit onto Francis Terrace. Continue onto Richmond Terrace. Richmond Terrace turns right and becomes Old Oak Ln. At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484. Continue to follow A484. At the roundabout, take the 1st exit onto Bronwydd Rd/A484. Turn right to stay on A484. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.