

**Bryn Bach Talog, Carmarthen, Carmarthenshire, SA33 6PB**

- DETACHED HOUSE
- TWO BEDROOM ANNEXE
- STABLES
- WOODLAND
- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- DOUBLE GARAGE
- APPROX 5.06 ACRES
- APPROX 8 MILES FROM CARMARTHEN
- 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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**£600,000**



## We Say...

A fantastic opportunity to purchase this beautifully presented three bedroom detached house with an adjoining two bedroom Annex full of charm and character. The property offers ample accommodation and approximately 5.06 acres of land. It is situated in the tranquil village of Talog providing amenities and approximately seven miles to the County town of Carmarthen.

This property has so much to offer and allows the new owners to create their dream, whether you are looking for multi-generational living, a home where you can have investment potential with holiday letting or are simply looking for a piece of the good life, where you can raise animals and grow your foods, this property really does have it all.

The property briefly comprises; Entrance porch, sitting room wood burning stove, dining room, kitchen breakfast room, utility room, further lounge with spiral stairs leading up to another sitting area. Upstairs offers three bedrooms and bathroom.

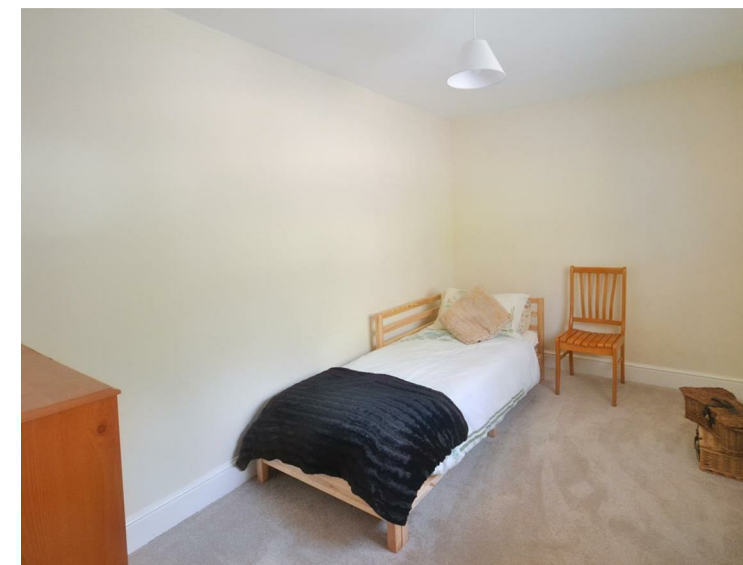
The property also benefits from its own two-bedroom lodge. This comprises; lounge, kitchen/diner, two double bedrooms and bathroom.

Externally the property offers off road parking for multiple vehicles with detached garage. To the rear of the property, there is a patio area 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 property also offers outbuildings, stables and approximately 5.06 acres of land including paddocks, woodlands and grazing land.

Viewing is highly recommended to fully appreciate everything that this unique property and grounds has to offer and the lifestyle it can offer you.

## 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.



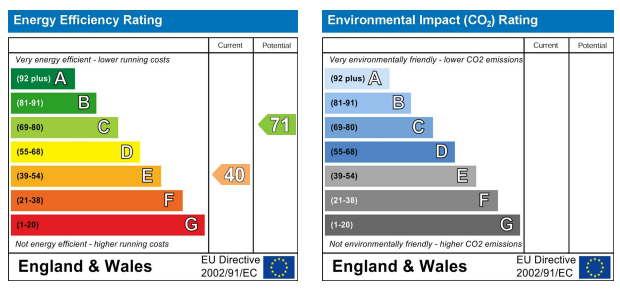


**DIRECTIONS**

From our office in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn right onto Heol Dwr/Water St. Continue onto Fountain Hall Terrace. Continue onto Lime Grove Ave. Continue onto Trevaughan Rd. Continue onto Henfwlch Rd. Turn left for Talog. Continue on this road and the property will be on your right. What3Words Reference: ///windmills.deciding.view

**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/REM/04/23/OK REM



**AERIAL VIEW**

