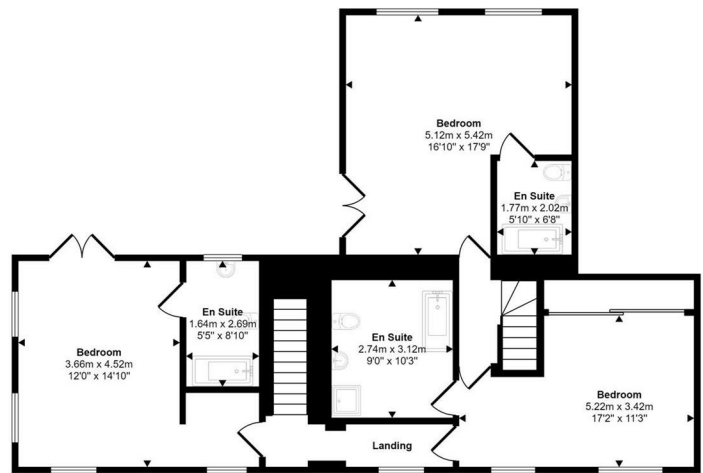


Ground Floor  
Approx 136 sq m / 1466 sq ft

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.



First Floor  
Approx 97 sq m / 1046 sq ft

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.

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 a beautiful detached house with income potential but also approximately 7.5 acres. outbuildings and stables with beautiful views across the Welsh countryside. The current vendor has done a lot of work to both the property and the land to create this wonderful lifestyle opportunity., which is ready for the new owners to create their own dream.

The house is currently run as a successful holiday let and offers five bedrooms with a communal kitchen, lounge and living room spaces. The accommodation is versatile and could easily be used as a fantastic family home, perfect for multi-generational living with the downstairs shower rooms or continue to run as a holiday let but on a scale that suits you.

The main house comprises; entrance porch, living room, two double bedrooms one of which with en-suite, utility room, shower room and separate WC, kitchen and further reception room. Upstairs the property benefits from three double bedrooms all with their own en-suites.

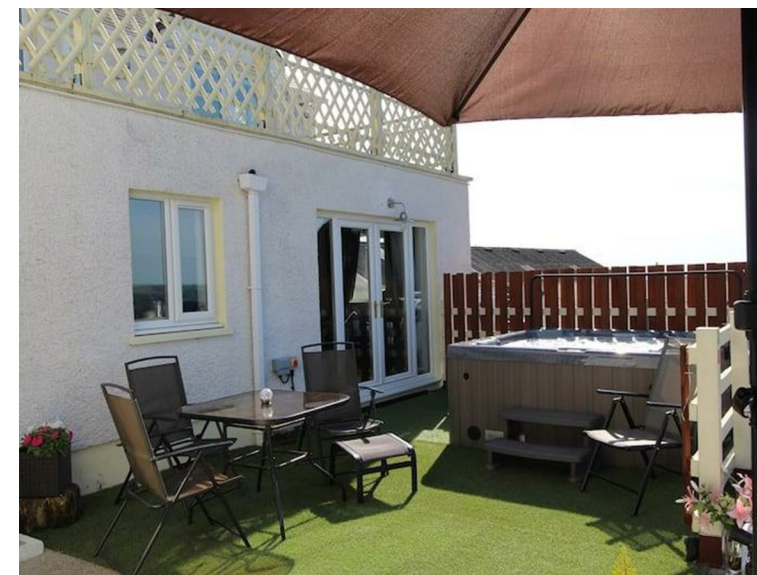
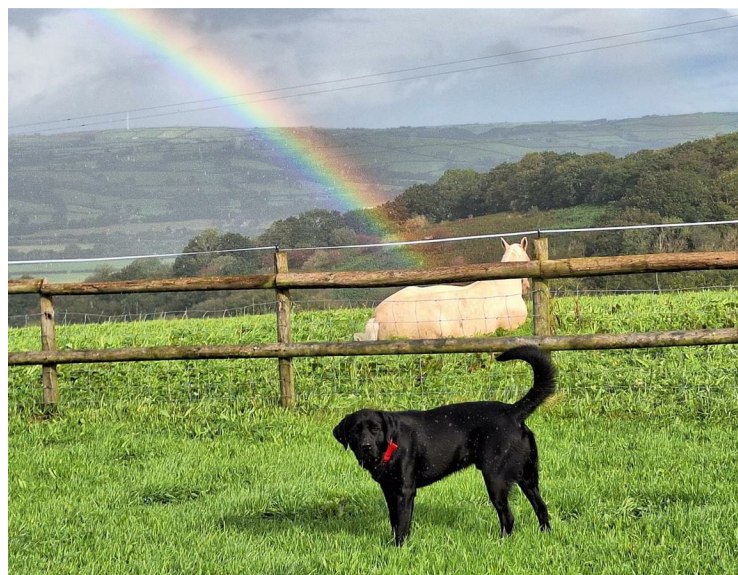
If the house didn't offer enough of the wow factor the outside certainly does. With multiple outbuildings with office and cattery, stables, and paddocks the property is perfectly set up for those wishing to have a slice of the good life as well as income potential.

The property is situated five minutes from the A40, with three entrances, one for the house, yard and land. The location of this house 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

Llangynog is a small rural community located a short drive from the County town of Carmarthen. The Village Hall is a key part of this small but vibrant community, holding all types of events and classes including coffee mornings, Murder Mystery nights, Gardening Club, Dog Training classes, Amateur Dramatics and much more It's the hub of the Village, a wonderful place to meet friends and is extremely popular with outlying villages too. St Clears village is a 7 minute drive away where you will find 2 supermarkets, a hairdressers, several cafes, 2 country pubs and a wonderful bakery where you can buy freshly made bread and cakes.



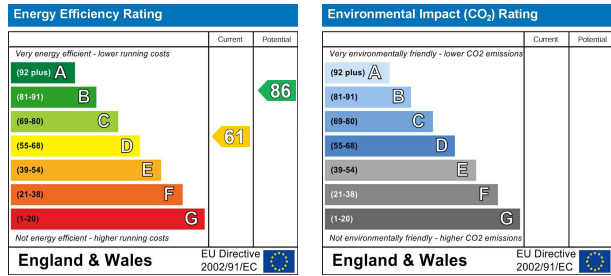
**DIRECTIONS**

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 2nd exit onto A40, Turn left, the property will be on your left. What3Words Reference; ///width.gentle.succumbs

**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 G  
FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<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/03/24 OK REM



Vendors have advised that they have installed triple glazing in 2021.

**AERIAL VIEW**

