

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.

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 D
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.
IRK/REM/04/24/OK

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

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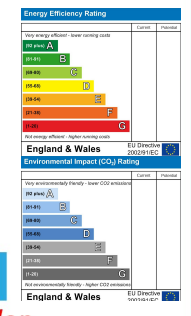


Yr Hen Bost Penybont, Carmarthen, Carmarthenshire, SA33 6QE

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- REAR GARDEN
- BEAUTIFULLY PRESENTED
- HEATING - OIL
- THREE BEDROOMS
- OFF ROAD PARKING
- COUNTRYSIDE VIEWS
- VILLAGE LOCATION
- EPC RATING - TBC

O.I.R.O £425,000

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The Agent that goes the Extra Mile



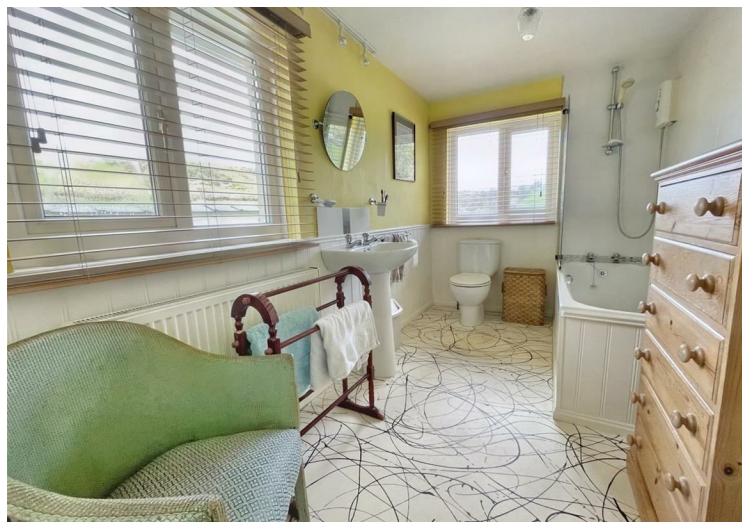
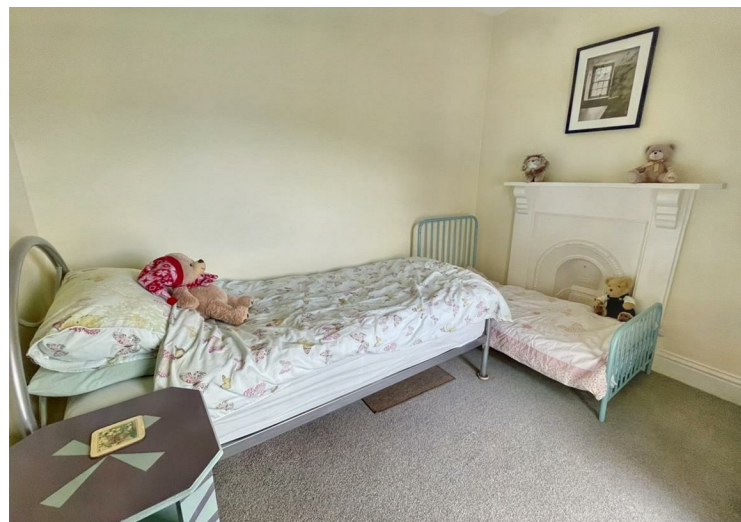


A fantastic opportunity to purchase this beautifully presented three-bedroom detached property located in the pretty village of Penybont approximately 9 miles from the market town of Carmarthen. Viewing is highly recommended to appreciate what the property has to offer and all the work the current vendors have done to create a beautiful home and garden.

The property briefly comprises; an entrance porch, hallway, living room, and dining room both benefiting from wood burners perfect for cosy evenings, a kitchen with views out to the wonderful garden and countryside beyond, utility room with a door leading out to the rear garden, and a shower room, very handy after days spent outside.

Upstairs the property comprises; three double bedrooms with the master benefiting from an en-suite, and a family bathroom. One of the bedrooms to the rear has access to a roof terrace patio, offering a perfect spot to sit with your morning paper or evening drinks or just a quiet spot to sit back relax and look at the wonderful countryside around you.

Externally the front of the property offers off-road parking for three vehicles and a storage unit which used to be the old Post Office for Penybont with power. The rear garden is split over two tiers and comprises lawned areas, mature shrubs, flower beds, two sheds, log store and garden store. There is also a seating area which is perfectly situated for enjoying the views. with your morning coffee.



Penybont is a small rural community located a short drive from the County town of Carmarthen. The village has a fantastic community centre that offers many activities as well as a Church and Chapel. The local Primary School in Trelech is a Welsh Medium Primary School and is only around 3 miles away from Penybont.

The County town of Carmarthen, which is around 10 miles away, 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 and secondary schools offering education through the medium of Welsh and English.



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 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 signposted for Talog, Continue on this road for approximately 4.5 miles. The property will be on your right. What3Words Reference; ///reshaping.melon.stress

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.