

Approx Gross Internal Area
161 sq m / 1729 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.

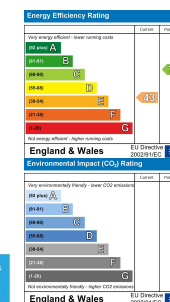


Penybont House Bwlch Newydd, Carmarthen, SA33 6NA

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- DETACHED ONE BEDROOM ANNEXE
- APPROXIMATELY 3.1 ACRES
- HEATING - OIL
- THREE BEDROOMS
- OFF ROAD PARKING
- REAR GARDEN
- 10 MINUTES FROM CARMARTHEN
- EPC RATING - TBC

£450,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





Welcome to this charming property located in the picturesque village of Bwlch Newydd, Carmarthen. This delightful home boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

Situated in the quaint village of Bwlch Newydd, this property offers a peaceful and idyllic setting for you to call home. The rear garden provides a lovely outdoor space where you can unwind and enjoy the fresh country air. The property offers approximately 3.1 acres of land. The land ranges from private meadows to woodland and encompasses a picturesque stream.

One of the standout features of this property is the detached one-bedroom annexe, offering versatility and the potential for a guest suite, home office, or even a rental opportunity.

Bwlch Newydd is a small hamlet on the outskirts of the County town Carmarthen. 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, an Apollo 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



DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lamas 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, The property will be on the left. What3Words Reference; [///scorching.jetliner.notices](https://www.what3words.com/)

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