







01267 236655 www.westwalesproperties.co.uk



## Penybont House Bwlch Newydd, Carmarthen, SA33 6NA

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- DETACHED ONE BEDROOM ANNEXE
- APPROXIMATELY 3.1 ACRES
- HEATING OIL

## £450,000

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

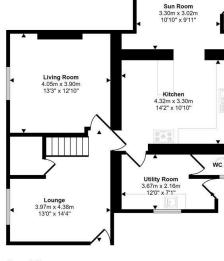
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The Agent that goes the Extra Mile

prox Gross Internal A 161 sq m / 1729 sq ft

Bedroom 3.89m x 3.67n 12'9" x 12'0"



Ground Floor rox 72 sq m / 779 sq 1



Bedroom 4.03m x 2.52n 13'3" x 8'3"

ve purposes and is not to scale. Measurements of rooms, doors, wir any error, omission or mis-statement. Icons of items such as bathro 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 E 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

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.96m x 4.05m 22'10" x 13'3'

Annexe

Approx 28 sq m / 303 sq ft



• THREE BEDROOMS OFF ROAD PARKING REAR GARDEN • 10 MINUTES FROM CARMARTHEN • EPC RATING - TBC



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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 multistorey car park. The town is also served by direct inter city trains from West Wales to London





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## 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, The property will be on the left. What3Words Reference; ///scorching.jetliner.notices

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