

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 Simple 360.

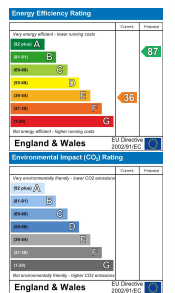
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.

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



**Penlan Nantycaws, Carmarthen, Carmarthenshire, SA32 8ER**

- DETACHED HOUSE AND SEPERATE ANNEXE
- ONE BEDROOM ANNEXE
- STABLES
- MULTI-GENERATIONAL LIVING OR INVESTMENT POTENTIAL
- HEATING - OIL
- THREE BEDROOM HOUSE
- 2.17 ACRES (APPROX)
- OUTBUILDINGS
- PADDOCKS
- EPC - F



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**We Say...**

Welcome to this stunning property located in the picturesque village of Nantycaws, Carmarthen. This charming property boasts not only a beautifully presented three-bedroom detached farmhouse with three reception rooms but also a detached one-bedroom annexe with its own hot tub and all of this sits in an approximately 2.1-acre plot.

The property offers beautiful views of the surrounding countryside, creating a serene and peaceful atmosphere yet within easy reach of Carmarthen and the A48. Whether you're looking for a multi-generational living setup, considering a holiday let investment (subject to relevant permissions), or dreaming of living off the land with goats, chickens and a vegetable plot, this property offers endless possibilities.

The accommodation briefly comprises; a detached main house, with three reception rooms (including a conservatory) a beautiful kitchen/diner, three double bedrooms, the master benefitting from an en-suite shower and a family bathroom. The separate annexe cabin has an open plan living/kitchen/dining space with a shower room and a double bedroom. Outside the annexe is a covered hot tub, perfect for quiet evenings relaxing after a day working on the land, entertaining friends and family or a lovely added extra for holiday let guests.

One of the standout features of this property is the land it sits on, making it perfect for those looking to embrace a self-sufficient lifestyle. With parking space for multiple vehicles, hosting friends and family will be a breeze or just having plenty of space for that tractor you have always wanted to buy.

Imagine waking up to the sound of nature, enjoying the fresh air, and taking in the scenic beauty that surrounds you. This property truly offers a unique opportunity to create a lifestyle that is both tranquil and fulfilling.

Don't miss out on the chance to own a piece of countryside paradise in Nantycaws. Embrace the charm of rural living and make this property your own.





## 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 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 1st exit onto A40, At Pensarn Roundabout, take the 2nd exit onto A48, Turn left onto Heol Llangynnwr, Turn left for Nantycaws, Take the first right, Continue for approx 0.6 miles. The property will be on your right. What3Words Reference; ///storeroom.helpfully.managed

## GENERAL INFORMATION

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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.

CFP/REM/04/24 OK REM

## LOCATION AERIAL VIEW

