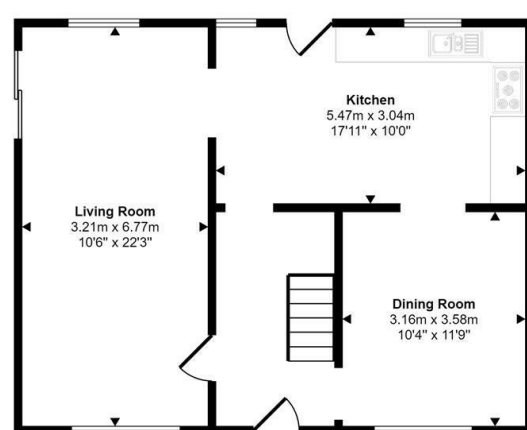
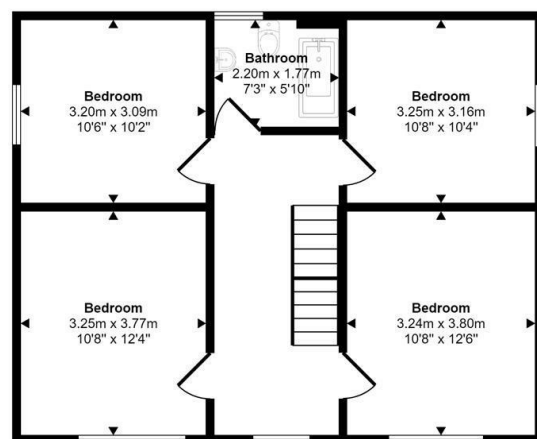


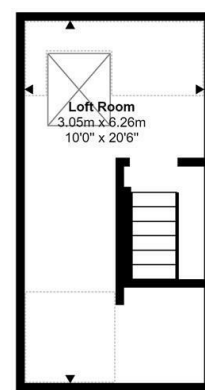
Approx Gross Internal Area
142 sq m / 1527 sq ft



Ground Floor
Approx 59 sq m / 639 sq ft



First Floor
Approx 63 sq m / 680 sq ft



Loft Room
Approx 19 sq m / 207 sq ft

Denotes head height below 1.5m

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 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

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

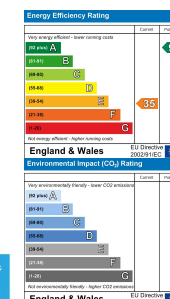
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



Y Manse Bwlchnewydd, Carmarthen, Carmarthenshire, SA33 6NA

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- DETACHED GARAGE
- RURAL LOCATION
- HEATING - OIL
- FOUR DOUBLE BEDROOMS
- OFF ROAD PARKING
- REAR GARDEN
- 10 MINUTES FROM CARMARTHEN
- EPC RATING - F



Offers In Excess Of £335,000

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



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EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile





NO FORWARD CHAIN

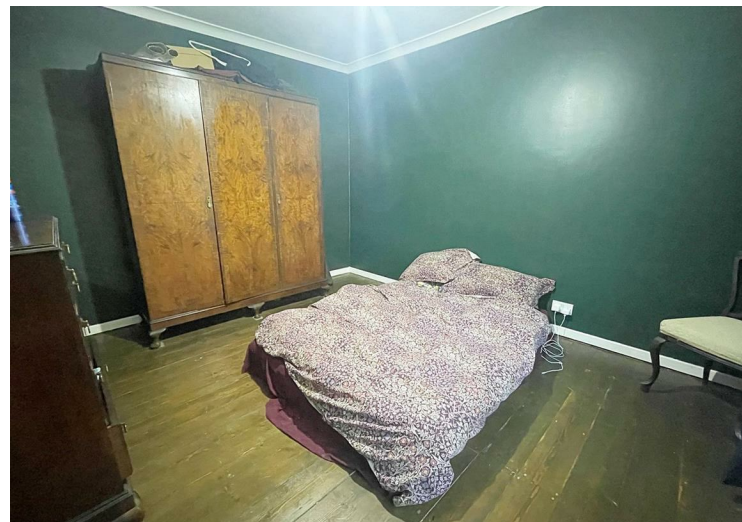
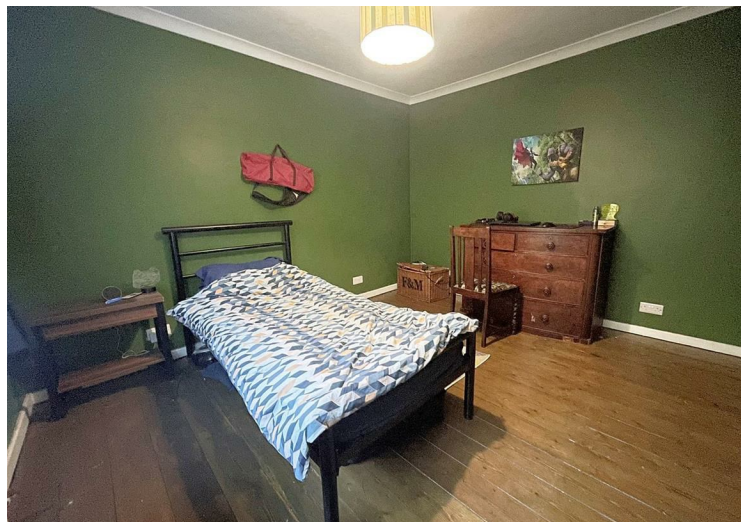
This is a fantastic opportunity to purchase a four, double-bedroom, detached property in the rural location of Bwlch Newydd, yet just a 10-minute drive from the County town of Carmarthen providing everyday amenities and necessities. Viewing is highly recommended to appreciate what the property has to offer and the lifestyle you can enjoy whilst living there.

The property briefly comprises; an entrance hall, a living room with a wood burner perfect for cosy evenings, and a dining room which offers a wonderful space to entertain or can be enjoyed every day for family dinners together. The kitchen is located at the rear of the property and also has space for a table and a door leads onto the rear garden. The first floor offers four double bedrooms and a family bathroom. The loft room of this property can be used as storage, a quiet reading nook or a space for the older children to have a den.

Externally the property benefits from off-road parking to the front for multiple vehicles and a detached garage. To the rear of the property, it offers a patio area which makes a wonderful place for relaxing, reading the newspaper with your morning coffee overlooking the river. The main garden is off the side of the property which offers a decking area leading out from the living room and lawned area, giving the children a spot to play or for the dog to stretch their legs, a path leading down to further decking area and summer house. which has the stream running alongside.



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 Lammaas 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 for approximately 22.2 miles. The property will be on your left. What3Words Reference; ///minus.triathlon.infinite

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