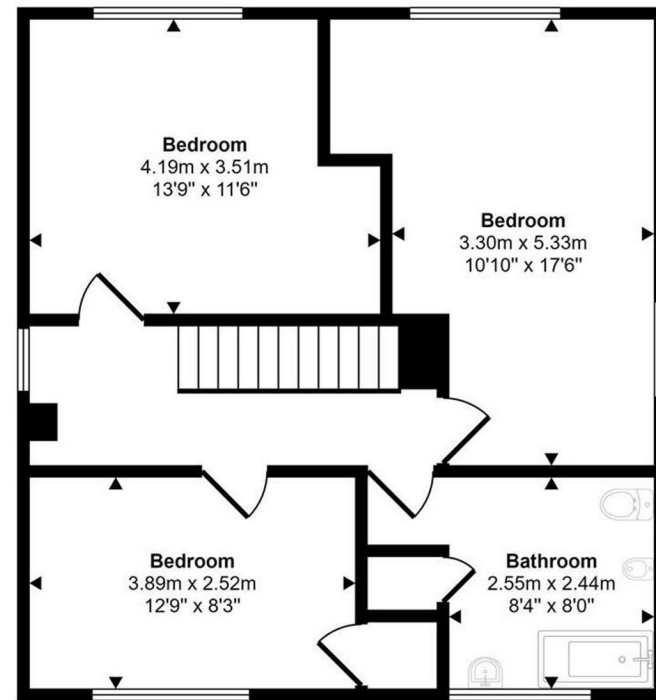


**Ground Floor**



**First Floor**

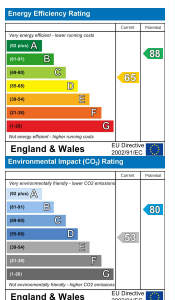


**Rock Cottage Bwlchnewydd, Carmarthen, Carmarthenshire, SA33 6NA**

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- 10 MINUTES FROM CARMARTHEN
- COUNTRYSIDE VIEWS
- BEAUTIFUL REAR GARDEN
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- ON BUS ROUTE
- WORKSHOP
- EPC RATING: D

**£350,000**

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



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/03/23 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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9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT  
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655



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

**The Agent that goes the Extra Mile**





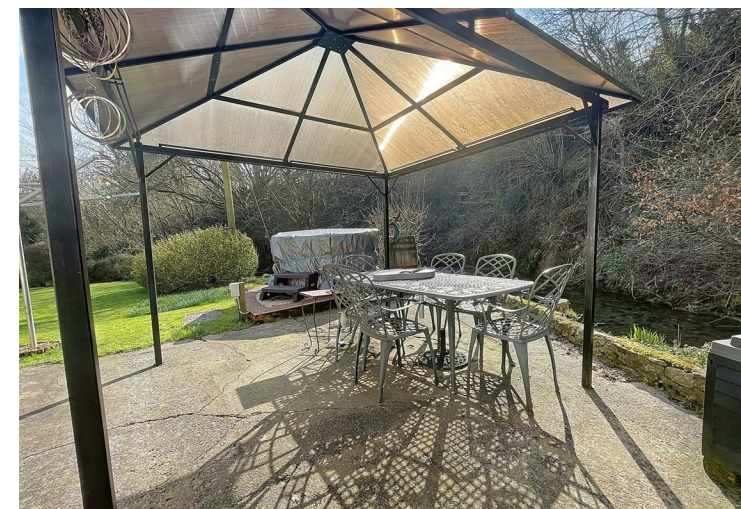
A fantastic opportunity to purchase this beautiful three double-bedroom detached property in the rural location of Bwlchnewydd, yet just a 10-minute drive from the County town of Carmarthen providing everyday amenities and necessities.

Viewing is highly recommended to fully appreciate everything that this unique property and grounds have to offer and the lifestyle you can enjoy whilst living there.

The property briefly comprises; an entrance hall, downstairs shower room, kitchen, and open plan lounge/diner leading into the sunroom where you can enjoy the picturesque countryside views with your morning coffee whatever the weather. Upstairs the property offers three double bedrooms and a family bathroom.

Externally, a gated entrance to the side of the property leads onto the driveway providing off-road parking. The well-maintained garden is mainly laid to lawn and stocked with established trees and shrubs. The garden also benefits from a greenhouse and vegetable plot and lovely rural views. Running along the boundary of the property is a small stream.

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 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 then be on the left. What3Words Reference: blurts.yesterday. loans.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.