

Approx Gross Internal Area
126 sq m / 1354 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.

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

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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/06/24 OK REM

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

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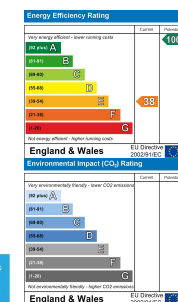
Ffynnonwen Cynwyl Road, Carmarthen, Carmarthenshire, SA33 6AR

- DETACHED HOUSE
- 6.4 ACRES APPROX
- RIVERSIDE PROPERTY
- APPROX SIX MILES FROM CARMARTHEN
- TWO DOUBLE BEDROOMS
- RURAL LOCATION
- COUNTRYSIDE VIEWS
- DETACHED GARAGE AND OFF ROAD PARKING

• HEATING - OIL

£325,000

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The Agent that goes the Extra Mile





Welcome to this charming property situated on a serene riverside setting, this property offers breathtaking views and the opportunity to live harmoniously with nature. Just a short 6-mile drive from Carmarthen, you can enjoy the tranquility of the countryside while still being close to town.

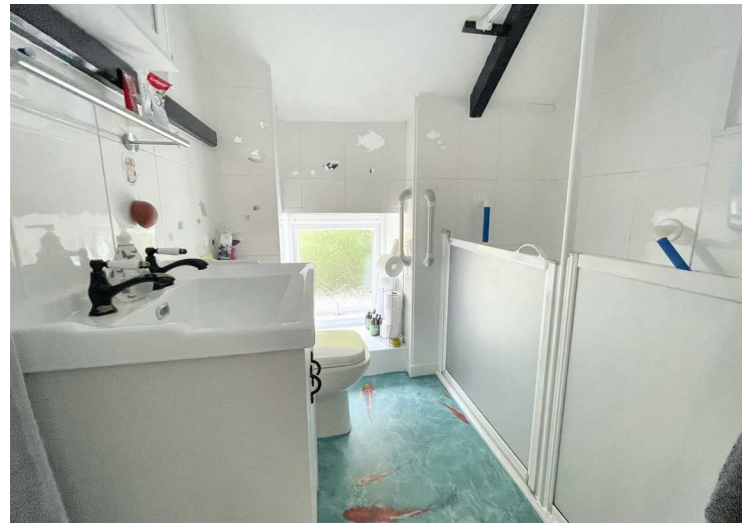
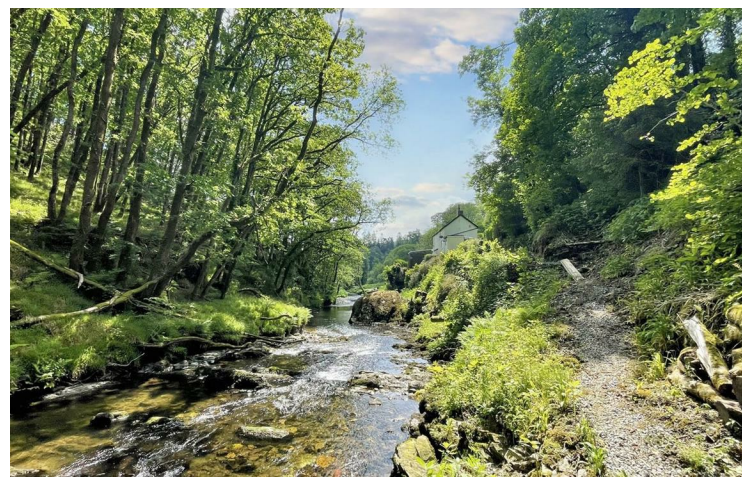
This delightful home boasts a wonderful living room, perfect for an evening of relaxing after a day exploring your own woodland, a kitchen/dining room, offering a great space to entertain as well as for every day family life, there is also a WC. Upstairs you will find two double bedrooms and the family shower room.

Stepping outside, the property continues to wow with its river, woodlands and lawned areas, allowing for many happy hours to be spent exploring, whether its fishing, gardening or simply taking a stroll through your own woodland, bird watching. The grounds of this house are integral to the magic and charm this property has to offer.

In addition to the outdoor space, this property also offers off-road parking and a garage, providing ample space for your vehicles and storage needs. Whether you're looking to relax in the peaceful surroundings or explore the beauty of the outdoors, this property with land is the perfect retreat for those seeking a tranquil lifestyle. Viewing is highly recommended to fully appreciate all this property has to offer.

The County town of Carmarthen lays claim to being the oldest town in Wales. The Welsh name for the town, "Caerfyrddin", means Merlin's Fort and many believe the town was named after King Arthurs wizard.

Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, Carmarthen has been a market town since Roman times and the indoor market sells everything from arts and crafts to local food and drink. On Wednesdays and Saturdays, the outdoor market also comes to town. Beyond the market, Carmarthen is full of interesting independent shops as well as St Catherines Shopping Centre which also include restaurants and Vue Cinema. The town is the location of the headquarters of Dyfed Powys Police, The University of Wales, Trinity Saint David and Glangwilli General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English.



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, Turn right at the 1st cross street onto St Catherine St, Continue onto Barn Rd, At the roundabout, take the 1st exit onto Francis Terrace, Continue onto Richmond Terrace, Richmond Terrace turns right and becomes Old Oak Ln, At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484, Continue to follow A484, At the roundabout, take the 1st exit onto Bronwydd Rd/A484, Continue on this road for approximately 5 miles, The property will be on will be on the right. What3Words Reference: ///chase shredder taxnavers

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