

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.

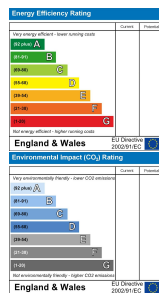


Tynewydd Abergwili, Carmarthen, SA31 2JW

- DETACHED HOUSE
- 9.34 ACRES (APPROX)
- OFF ROAD PARKING
- INCREDIBLE OPEN PLAN LIVING SPACE
- HEATING - OIL
- FOUR BEROOMS
- DOUBLE GARAGE
- DUTCH BARN
- THREE RECEPTION ROOMS
- EPC -

£750,000

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



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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We Say...

An incredible opportunity to acquire a beautifully modernised detached four-bedroom family home with approximately nine acres of land, situated in a desirable location about two miles from Carmarthen.

The current owners have lovingly renovated this amazing home and created a space that not only has the wow factor but is also a great space for everyday family life. One of the gems of this house is the open-plan living space to the rear of the property. When entering this room you are instantly drawn to the picturesque views over your own land with doors opening out onto a patio area, perfect for entertaining and alfresco dining. The space includes a living area with a wood-burning stove, a dining area and a heart-of-the-home kitchen. As if this space wasn't enough to the ground floor you also have a further two separate reception rooms, utility room and shower room. The first floor includes four bedrooms, an en-suite shower room, and a family bathroom.

Externally, the property continues to wow, with approximately nine acres of land, a double garage, off-road parking, a Dutch barn with a useful gravelled area surrounding it and gated access into the land from this area.

With nine acres at your disposal (approx), this property presents an excellent opportunity to create your own piece of the good life. The land is suitable for various purposes, whether you are looking to create your own vegetable gardens, raise some livestock, or develop a glamping business (SSTP) this property can offer it all. The existing Dutch barn provides substantial storage for equipment and supplies, making it ideal for those looking to embrace a rural lifestyle while remaining close to local amenities and transport links.

This is such a rare find with its edge-of-town location yet feels like you are living in the countryside, it really is an opportunity not to be missed and we highly recommend viewing to fully appreciate the level of finish in the house and the land.



Location

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 left onto Morfa Ln/B4312, At the roundabout, take the 1st exit onto A4242, Go through 1 roundabout, Turn right onto A484, At the roundabout, take the 1st exit onto Heol Llangynnwr/A484, At the roundabout, take the 2nd exit onto A40, At the roundabout, take the 2nd exit and stay on A40, At Abergwili Roundabout, take the 1st exit, Turn left at Bryn Myrddin, Continue onto Castell Pigyn Rd, Keep left, The property will be on the left. What3Words Reference; ///pelting.flat.airstrip

GENERAL INFORMATION

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VIEWING: STRICTLY 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 G

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/06/24 DRAFT

LOCATION AERIAL VIEW

