

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: 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 D

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.

IRK/REM/07/24 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](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

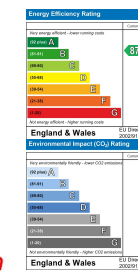


**Allt Yr Odin Penybont, Carmarthen, SA33 6QA**

- TWO BEDROOM FARMHOUSE
- 4.74 ACRES APPROX OF WOODLAND AND GRAZING
- FURTHER 7 ACRES AVAILABLE BY SEPARATE NEGOTIATION
- IN NEED OF MODERNISATION
- RURAL LOCATION
- COUNTRYSIDE VIEWS
- TEN MILES APPROX FROM CARMARTHEN
- SOLAR PANELS OWNED
- AIR SOURCE HEAT PUMP
- EPC RATING B

**£375,000**

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



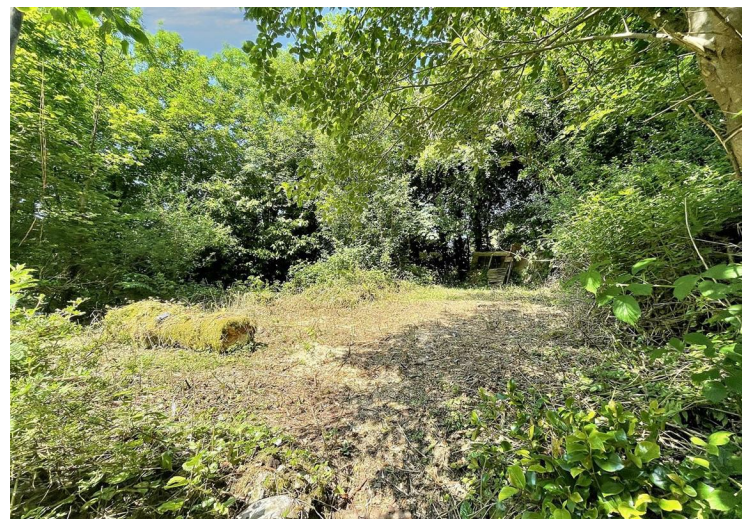
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk) TELEPHONE: 01267 236655

**The Agent that goes the Extra Mile**







Welcome to this charming property located in the village of Penybont, Carmarthen. The property boasts two reception rooms, two bedrooms, and one bathroom, offering a cosy and inviting living space for you to enjoy.

Situated on a generous plot of land, this property is a dream for nature lovers, with 5 acres of woodland and grazing right at your doorstep. Additionally, there is the option to acquire a further seven acres (approximately) through separate negotiation, providing you with ample space to explore and unwind in the great outdoors.

The two-bedroom farmhouse exudes potential, awaiting your personal touch to modernize and transform it into the home of your dreams. With air source heating and solar panels already in place, you can enjoy eco-friendly living while reducing your carbon footprint.

Don't miss this fantastic opportunity to own a property with land in a tranquil setting. Embrace the rural lifestyle and create lasting memories in this idyllic retreat. Contact us today to arrange a viewing and take the first step towards making this property your own.

Penybont is a small rural community located a short drive from the County town of Carmarthen. The village has a fantastic community centre that offers many activities as well as a Church and Chapel. The local Primary School in Trelech is a Welsh Medium Primary School and is only around 3 miles away from Penybont.



The County town of Carmarthen, which is around 10 miles away, 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 and 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, Continue onto Fountain Hall Terrace, Continue onto Lime Grove Ave, Continue onto Trevaughan Rd, Continue onto Henfwich Rd, Turn left signposted for Talog, Keep left, Continue straight, The property will be on your right. What3Words Reference: See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.