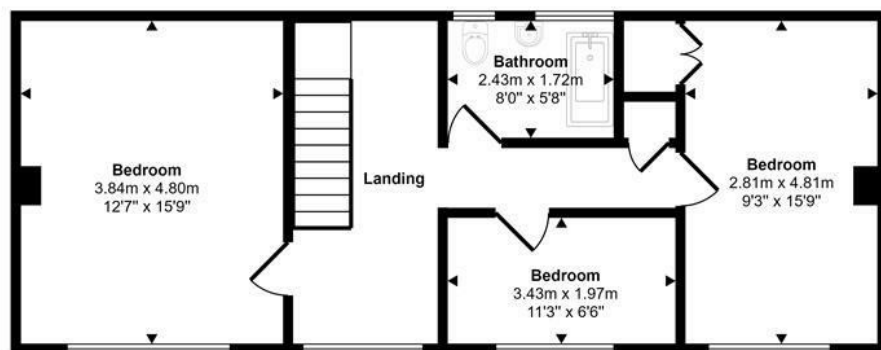
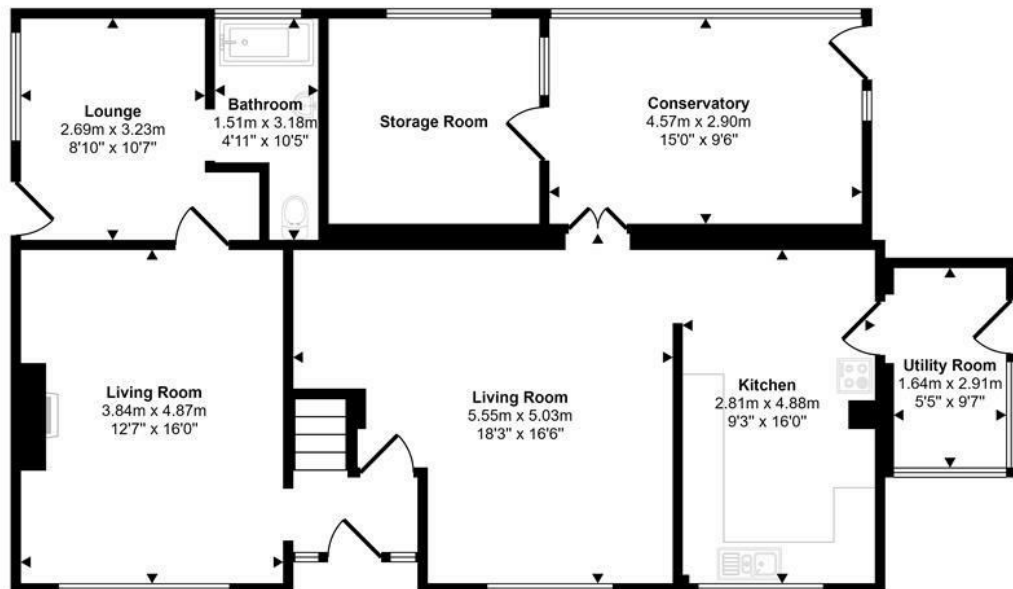


Approx Gross Internal Area  
167 sq m / 1795 sq ft



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.

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

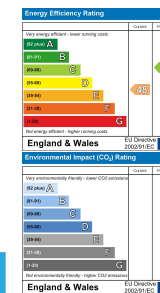


### New Lodge Talog, Carmarthen, SA33 6NZ

- DETACHED FOUR BEDROOM HOUSE
- APPROX 19 ACRES
- THREE RECEPTION ROOMS
- SMALLHOLDING
- AMAZING COUNTRYSIDE VIEWS
- BARN
- VILLAGE LOCATION
- OFF ROAD PARKING
- HEATING -
- EPC - E

£685,000

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**The Agent that goes the Extra Mile**





## We Say...

Stunning four-Bedroom Detached House, perfect for Animal Enthusiasts and Countryside Lovers! Nestled in the picturesque village of Talog, this charming four-bedroom detached house offers an idyllic rural lifestyle with approximately 19 acres of sprawling land. This unique property is a dream come true for those passionate about creating their own small holding or for those who simply wish to enjoy the tranquility of the countryside. The current vendors have lovingly maintained the land, keeping sheep, goats, and horses, making it perfect for similar uses.

The house features four bedrooms, one of which is on the ground floor and has access to the ground floor shower room, perfect for multi-generational living or as it is currently utilized a home office with its own external door. The property also benefits from three reception rooms and kitchen.

The approximate 19-acres of land accompanying the property are fenced fields and pastures, perfect for livestock or equestrian activities. The property includes a poly tunnel and vegetable garden section as well as a barn, measuring approx 18 x 15m. The breathtaking views of the countryside ensure peace and privacy, creating a serene environment to call home.

Situated in Talog, this property offers the best of both worlds – a serene rural setting yet within easy reach of local amenities. Enjoy the close-knit community of Talog, with its friendly neighbors and local events.

This house is more than just a home; it's a lifestyle. Whether you're looking to start a small farm, indulge in equestrian pursuits, or simply escape to the countryside, this house provides the perfect backdrop for your dreams.

Don't miss out on this rare opportunity to own a piece of the beautiful Talog countryside.





## LOCATION

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 Henfwlch Rd, Turn left for Talog, Continue for approximately 2.4 miles, Turn right, The property will be on the left. What3Words Reference; [///torn.duration.icebergs](https://www.what3words.com/#!/torn.duration.icebergs)

## GENERAL INFORMATION

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 E

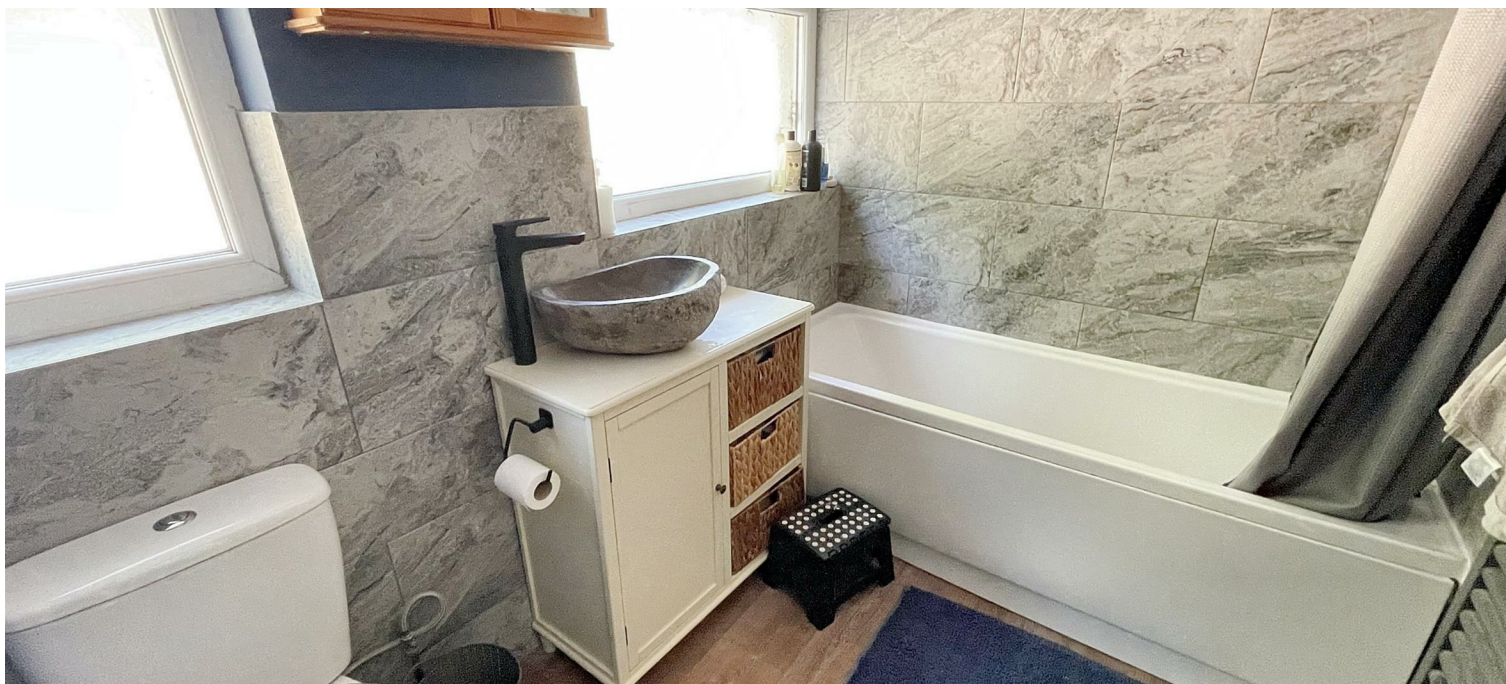
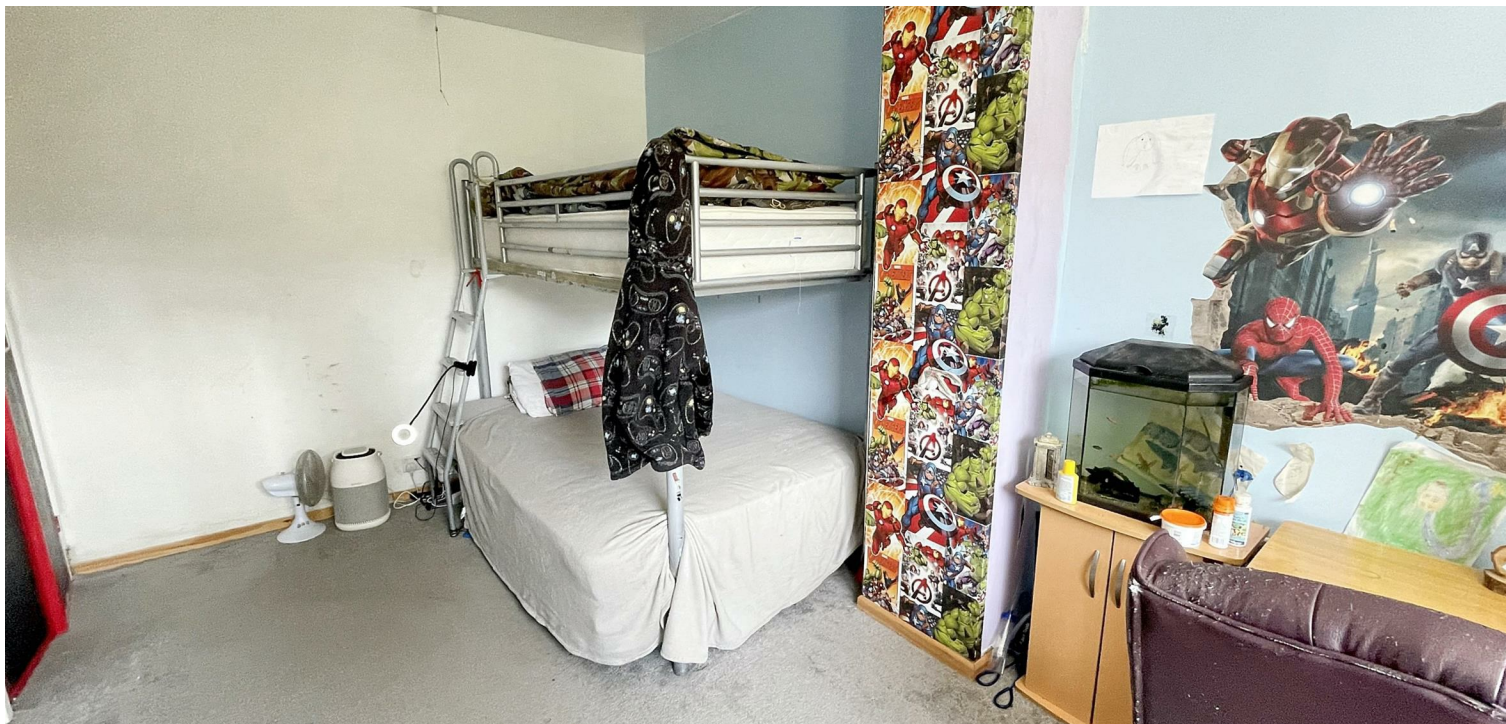
FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WVWProps

<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/07/24 OK



## LOCATION AERIAL VIEW

