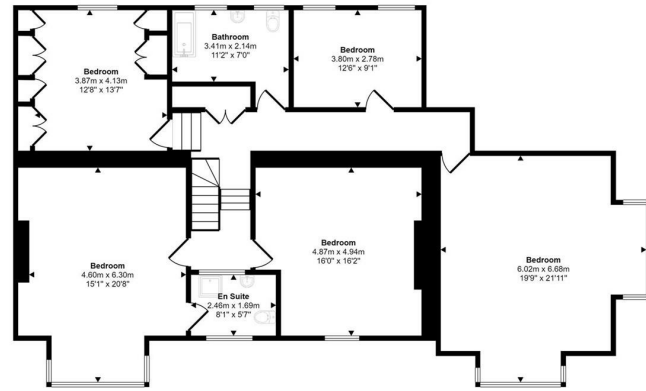


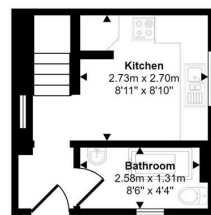
Ground Floor  
Approx 189 sq m / 2142 sq ft

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.



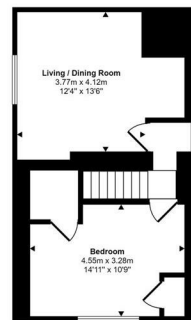
First Floor  
Approx 155 sq m / 1667 sq ft

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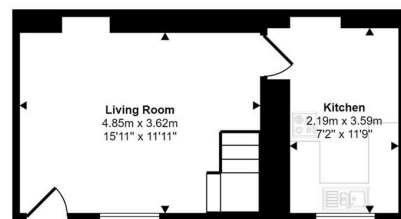


Annex  
Approx 17 sq m / 182 sq ft

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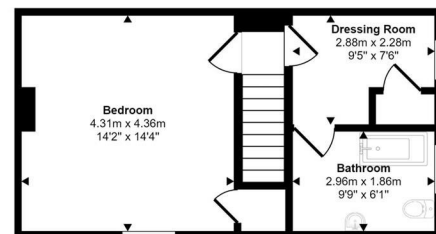


Annex First Floor



Cottage  
Approx 30 sq m / 319 sq ft

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Cottage First Floor  
Approx 37 sq m / 395 sq ft

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Parc Yr Onnen Bolahaul Road, Cwmffrwd, Carmarthenshire, SA31 2LW

- DETACHED HOUSE
- FIVE DOUBLE BEDROOMS
- FIVE RECEPTION ROOMS
- BEAUTIFULLY PRESENTED
- TWO SELF CONTAINED COTTAGES
- ONE BEDROOM ANNEXE
- APPROX 1.4 ACRES
- OUTSKIRTS OF CARMARTHEN TOWN
- HEATING - GAS
- EPC RATING - E

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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£950,000

## We Say...

If you are looking for a property with the wow factor, then this really is the one for you! However, I think even the wow factor might be underselling this truly incredible and special property and all it has to offer.

Located on the edge of Carmarthen Town, with its countryside views, multiple properties, detached garage, and approximately 1.4 acres. This property does have so much to offer its new owners. and allows them to create their dream, whether you are looking for multi-generational living, a home where you can have investment potential or are simply looking for a piece of the good life, this property does have it all.

Entering the property you approach via a private driveway, building the anticipation of what awaits. The main house is beautifully presented and has some incredible character features, including three marble fireplaces and a four-oven Aga. The property offers ample living space comprising; three living rooms, a sun room, a dining room, a downstairs shower room, a kitchen/diner and separate office space. Upstairs the property comprises; five double bedrooms, the master benefiting from an en-suite and a family bathroom.

Not only does the property benefit from a one-bedroom annexe attached to the main house, which has a bathroom and kitchen on the ground floor, a bedroom on the first floor and a living/dining room on the top floor. It also benefits from two self-contained one-bedroom cottages, both of which comprise; a living room and kitchen/diner on the ground floor, and upstairs offers a double bedroom, dressing room and bathroom.

Externally the property is made up of a lawned area to the front and side, which can be enjoyed for alfresco dining in the summer and entertaining friends and family, or keeping a few sheep and chickens on. To the rear, there is also a lawn area in front of the cottages, which overlooks the surrounding fields and allows these properties to have their own gardens if you wish to fence these off. If the new owner was looking to create further dwellings on the land, there is space to do so, with the relevant planning and permissions.

Viewing is highly recommended to fully appreciate everything that this unique property has to offer and the lifestyle and opportunities it can offer you.

## Location

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, a Vue Cinema complex, restaurants, bars, and a multi-storey car park. The town is also served by direct intercity trains from West Wales to London

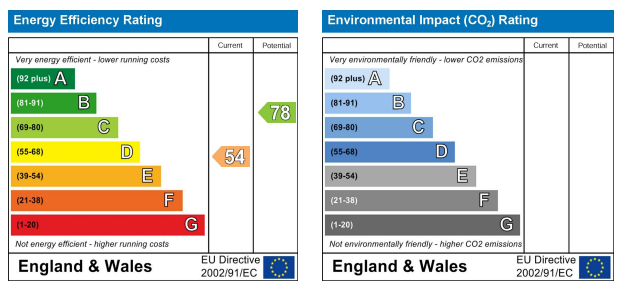


**DIRECTIONS**

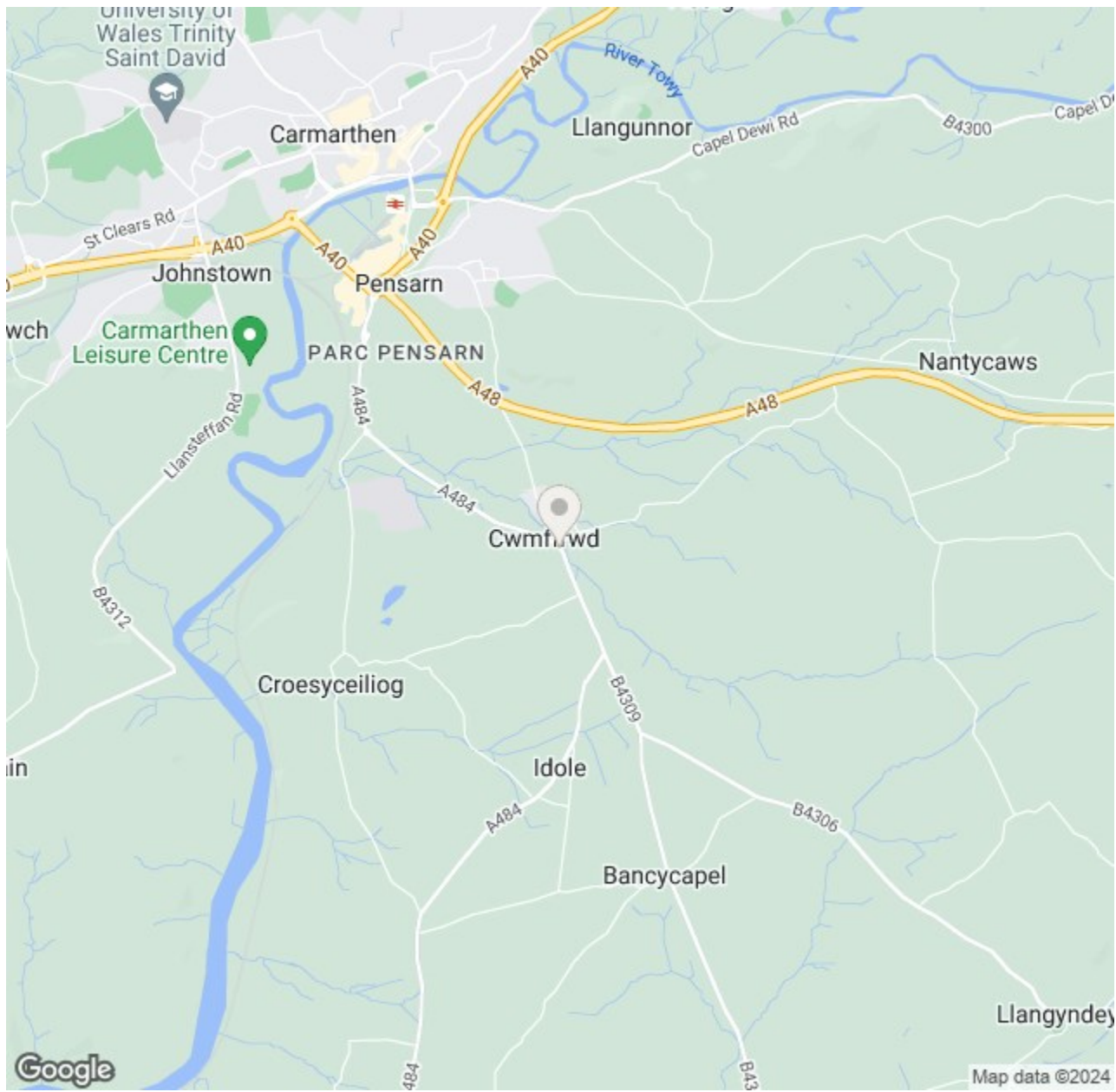
From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lamas St. Turn left onto Morfa Ln/B4312. At the roundabout, take the 2nd exit onto A4242. At the roundabout, take the 1st exit onto A40. At Pensarn Roundabout, take the 3rd exit onto A484. At the roundabout, take the 3rd exit and stay on A484. At the roundabout, take the 2nd exit and stay on A484. Turn left onto Heol Bolahaul. Continue for 0.2 miles. The property will be on your right. What3Words Reference; ///courier.acted.life

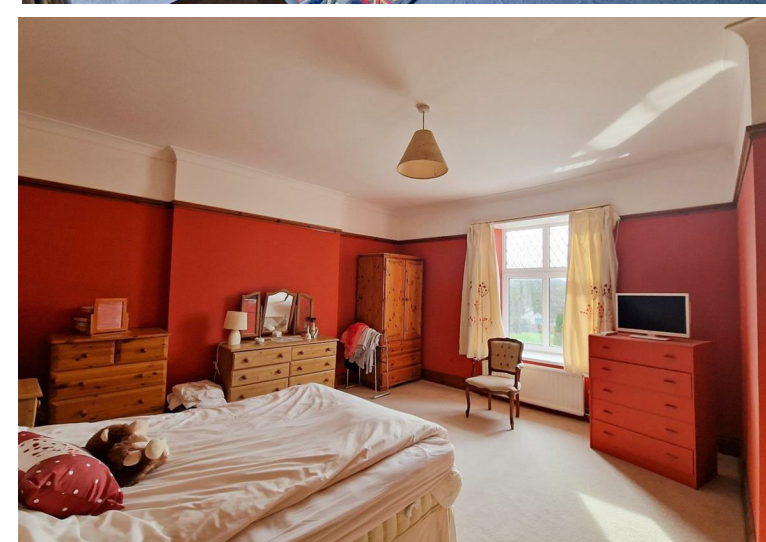
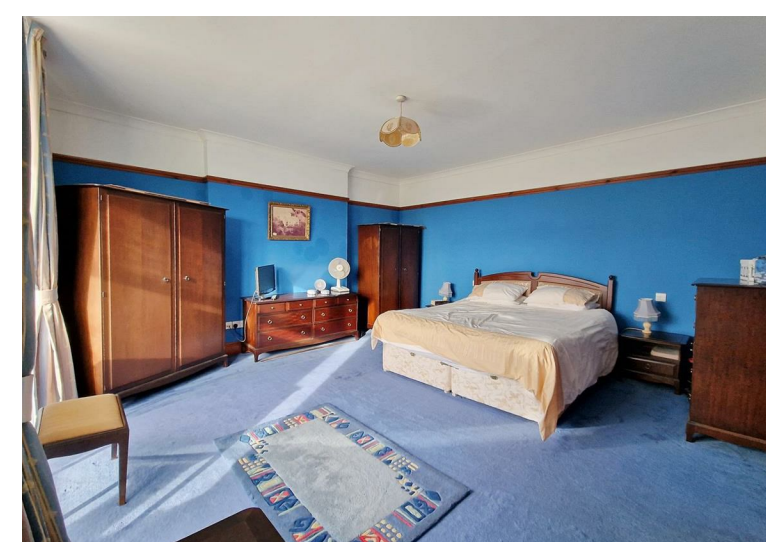
**GENERAL INFORMATION**

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  
 FACEBOOK & TWITTER  
 Be sure to follow us on Twitter: @ WWPProps  
<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/02/24/OK



**AERIAL VIEW**





Cottage

