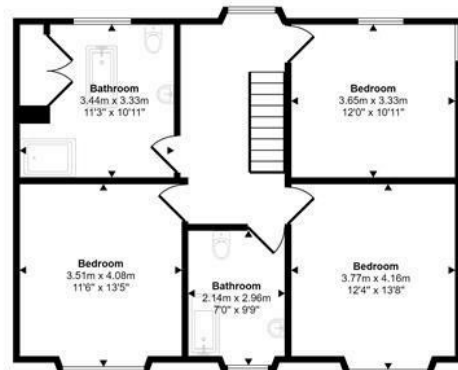
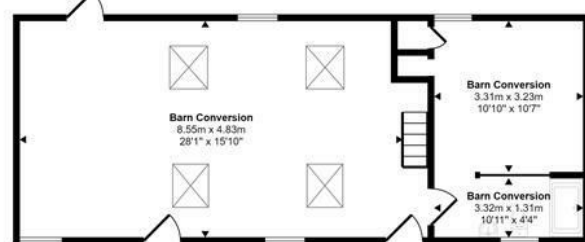


Ground Floor
Approx 103 sq m / 1109 sq ft



First Floor
Approx 73 sq m / 787 sq ft



Barn
Approx 60 sq m / 645 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 Make 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

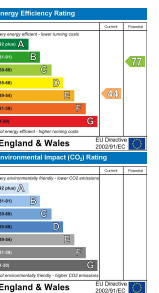


The Grove Grandstand Llysonen Road, Carmarthen, Carmarthenshire, SA33 5DU

- DETACHED HOUSE
- PADDOCK
- DOUBLE DETACHED GARAGE
- GARDENS
- HEATING -
- 1.67 APPROX PLOT
- CONVERTED BARN
- OFF ROAD PARKING
- GOOD TRANSPORT LINKS
- EPC RATING - E

Offers In Excess Of £600,000

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



We Say...

****PROPERTY WITH LAND AND FANTASTIC RURAL VIEWS****

If you are looking for a property with the wow factor which also offers you your very own piece of the good life then look no further!

Not only does this beautifully presented property offer an incredible main house but also approximately a 1-acre paddock, converted barn and double detached garage, all with some truly breathtaking views.

The property is ideally located just two miles from the County Town of Carmarthen, with its wealth of amenities and facilities but also has easy access West towards Pembrokeshire and all the county has to offer.

The property offers a welcoming hallway that leads to a lounge with multi stove and dining room, a sitting room with a wood burner, a charming breakfast room, a well-equipped kitchen, a practical utility area, and a convenient WC. Upstairs, the property boasts three double bedrooms with two family bathrooms. The property also benefits from new double-glazed windows and doors installed in 2022, electric day and night blinds and oil central heating.

Set on approximately 1.67 acres, this property has a paddock of approximately 1.1 acres of grazing land, secured with stock-proof fencing and accessed via a farm gate, is perfect for those with equestrian interests or looking to embrace a more self-sufficient lifestyle. The current vendors use this space for a fabulous flock of Shetland sheep and free-range chickens. This isn't the end of the delights the outside of this house has to offer with a greenhouse, workshop, viewing deck and multiple seating areas to name just a few more.

This property is a must-see to truly appreciate all it has to offer in terms of space, potential, and rural views.

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 Cinema complex, restaurants, bars and a multi-storey car park. The town is also served by direct 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 Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 2nd exit onto A40, After approximately 2.8 miles turn left, Turn right, The property will be in on the left. What3Words Reference; [///copycat.feelers.glorified](#)

GENERAL INFORMATION

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 F

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/08/24 OK REM

LOCATION AERIAL VIEW

