



Ground Floor  
Approx 158 sq m / 1701 sq ft

Denotes head height below 1.5m

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

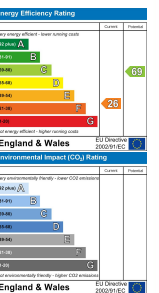


### Pantgwyn Farm Whitemill, Carmarthen, Carmarthenshire, SA32 7ES

- FIVE BEDROOM COUNTRY HOUSE
- TWO SEMI DETACHED COTTAGES
- STABLES AND FARM OUTBUILDINGS
- IDEAL FOR MULTI-GENERATIONAL LIVING
- RURAL SETTING
- SELF CONTAINED LOFT APARTMENT
- 7.5 ACRES APPROXIMATELY
- STONE OUTBUILDINGS
- CURRENTLY RUNNING AS A SUCCESSFUL HOLIDAY LET BUSINESS
- EPC - F

Offers In Excess Of £950,000

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



**We Say...**

Nestled in the Towy Valley behind private gates you will find Pantgwyn. This detached country house benefits from three additional self-contained units ideal for multi-generational living or holiday rental, stunning rural views, approximately 7.5 acres of land and outbuildings. The property is currently running the three holiday units successfully and have regular bookings.

The main country residence is full of character features and consists of large kitchen/family room, dining room, formal lounge, utility room, sunroom and benefits from a large larder. Upstairs, there are six bedrooms two of which with en-suites and a family bathroom. The property has a versatile layout ideal for family living.

The first self-contained unit is the cheese loft - this two bedroom apartment is attached to the main property but has its own steps and entrance. The loft has beautiful countryside views and a cosy interior with beautiful feature wood beams. There is an area of garden which could be enclosed to provide the loft with its own outdoor space.

Upper Mill Barn & Lower Mill Barn - two semi-detached cottages both with two bedrooms, open plan kitchen/lounge/diner and bathrooms. The properties each benefit from garden space and access to a separate utility area.

The property benefits from several stone outbuildings ripe for conversion subject to the necessary planning and building regulations. There are also large farm outbuildings and stables. The property has to be viewed to be fully appreciated.



## 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, Turn left for Whitemill, Slight left towards Glan-yr-Afon, Continue onto Glan-yr-Afon, Turn left by the Church, Turn right signposted Pantgwyn, the property will be in front of you. What3Words Reference; ///noticing.erase.unopposed

## GENERAL INFORMATION

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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 G

FACEBOOK & TWITTER

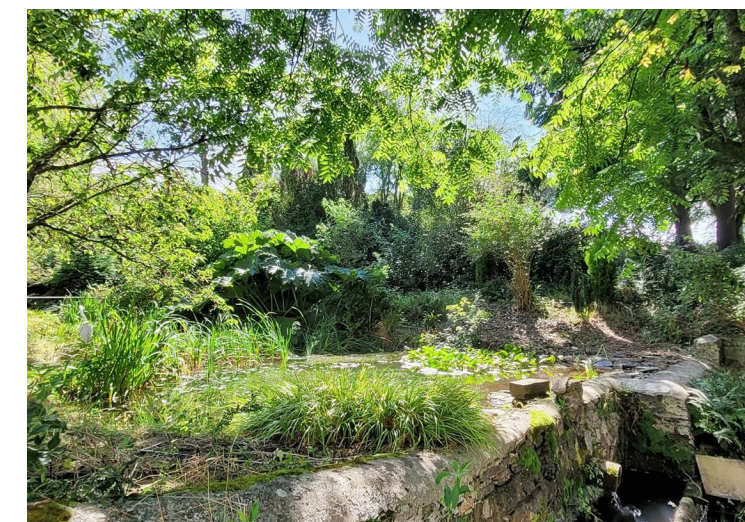
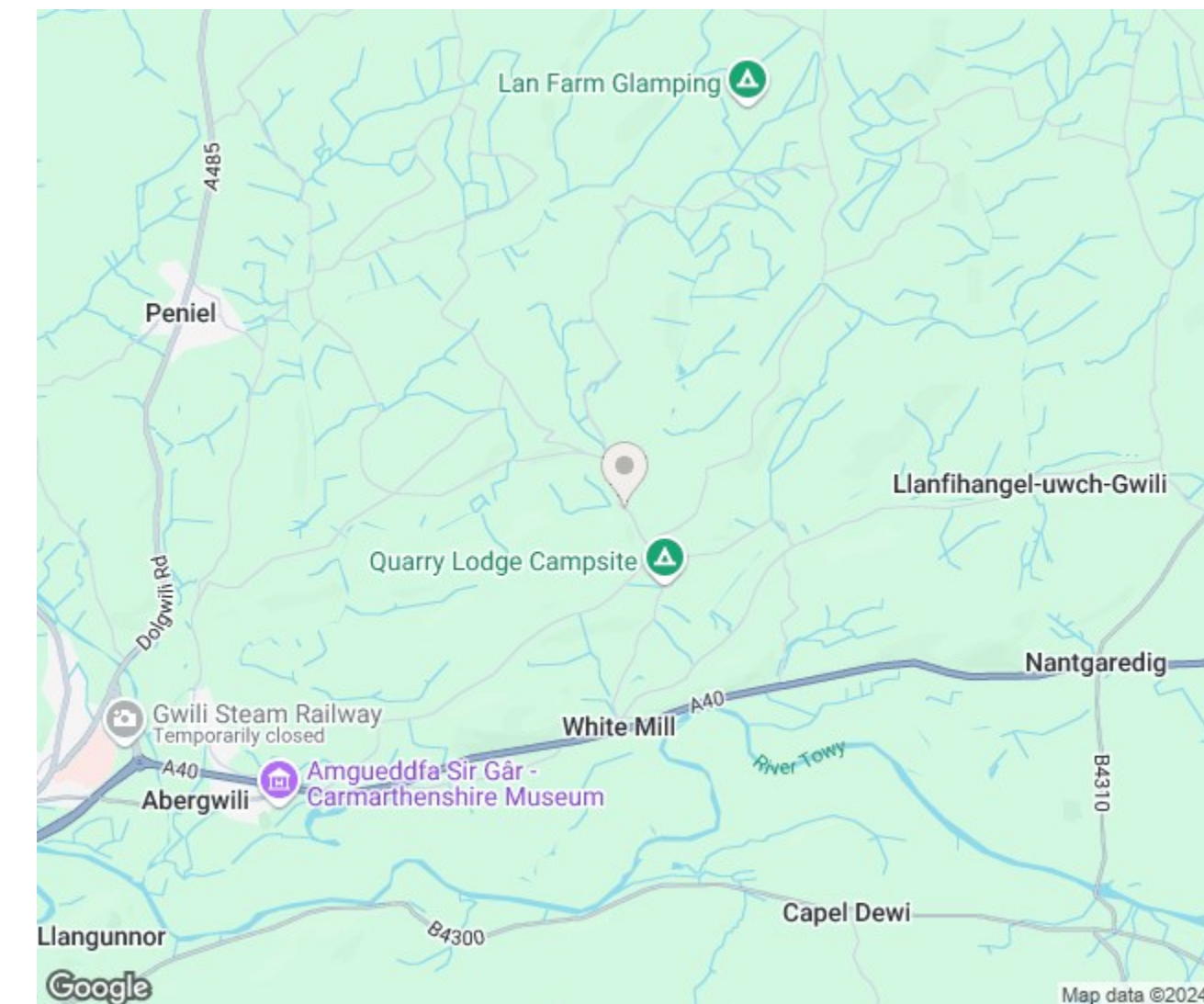
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Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

CFP/REM/09/24/DRAFT

## LOCATION AERIAL VIEW



Cheese Loft



Lower Mill Barn



Upper Mill Barn

