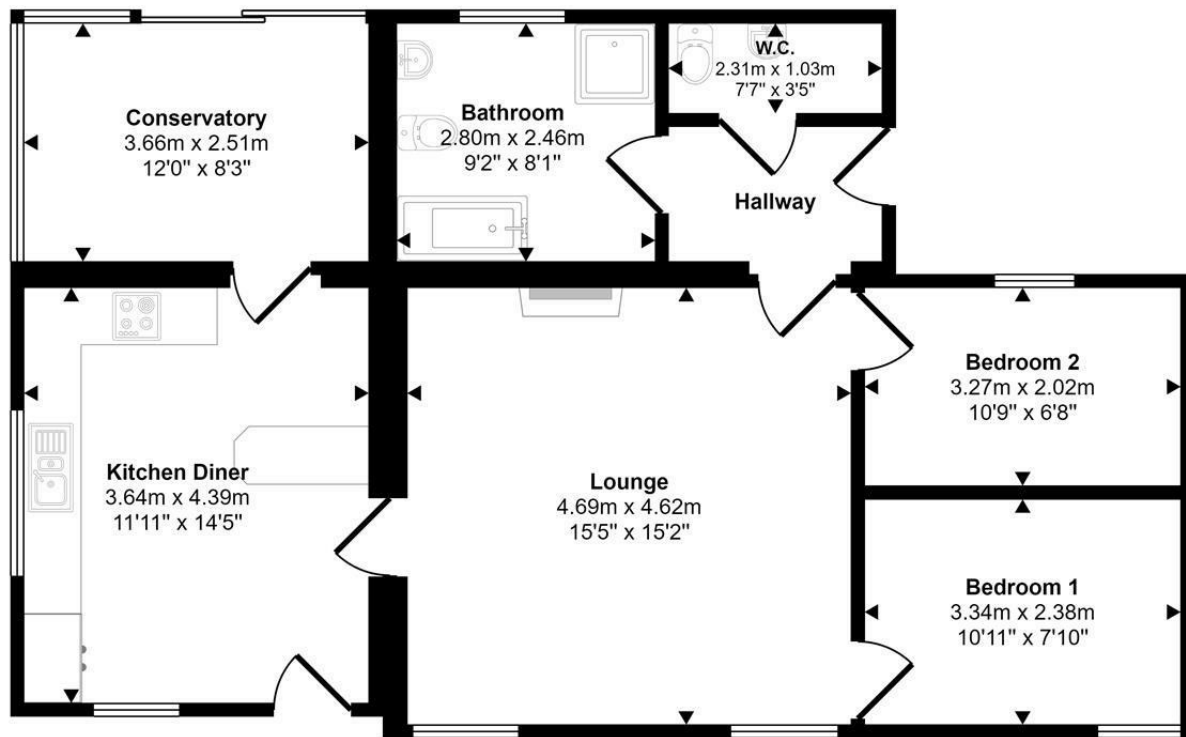


Approx Gross Internal Area  
81 sq m / 875 sq ft



Floorplan

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.

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.

COUNCIL TAX: Band D

ref: / LKW / IKD / 22/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

https://www.facebook.com/westwalesproperties/

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

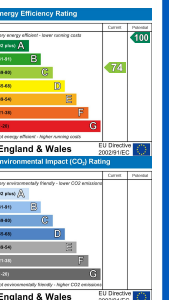


## Rhydychen Farm Llangynog, Carmarthen, Carmarthenshire, SA33 5DG

- BARN CONVERSION
- 4.56 ACRES, (APPROXIMATELY) MAINLY GRAZING
- RURAL LOCATION
- OPEN PLAN KITCHEN DINER
- HEATING - AIR SOURCE HEAT PUMP
- TWO BED BUNGALOW
- OWNED SOLAR PANELS
- UNDERFLOOR HEATING
- DRIVEWAY PARKING
- EPC C

£365,000

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*The Agent that goes the Extra Mile*





Welcome to this charming 2-bedroom barn conversion near the village of Llangynog, Carmarthen. This property boasts not only a delightful rural location but also comes with an impressive 4.5 acres (approximately) of mainly grazing land, perfect for those with a green thumb or a love for outdoor activities.

Upon entering, you are greeted by 2 reception rooms that offer ample space for entertaining guests or simply relaxing with your loved ones.

One of the standout features of this property is the presence of solar panels, a fantastic eco-friendly addition that not only helps reduce your carbon footprint but also saves you money on energy bills and provides an income. There is the additional benefit of an air source heat pump and underfloor heating.

Whether you are looking for a peaceful countryside retreat or dreaming of owning a property with potential for agricultural pursuits, this 2-bed barn conversion with land offers a unique opportunity to embrace a simpler way of life. Don't miss out on the chance to make this idyllic property your own slice of rural paradise in Carmarthenshire.



**DIRECTIONS**

From the Carmarthen office on Dark street, turn left on Lammas street, for 6.1 miles, From our office on Dark Gate in Carmarthen, continue onto Lammas street and turn left, pass the roundabout and follow the A40 for 6 miles and turn left, follow the road for 7 miles then turn left, and then take the first right and follow the road to the crossroads where the property is straight ahead on the right. What3Words Reference; Judge.Abandons.continues

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.