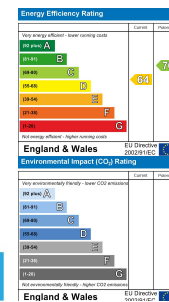


## Bryn Heulog Penlanffos Road, Carmarthen, SA31 2HL

- DETACHED HOUSE WITH ANNEXE
- THREE RECEPTIONS ROOMS
- DOUBLE GARAGE
- GARDEN
- HEATING - GAS
- FIVE BEDROOMS
- OFF ROAD PARKING
- WONDERFUL VIEWS
- WELL PRESENTED
- EPC - D

**£550,000**

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



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*The Agent that goes the Extra Mile*





An incredible opportunity to purchase this impressive detached house with outstanding views across Carmarthen.

The property includes an attached annexe that can also be used as one cohesive property. The annexe offers a comfortable one-bedroom living space, complete with a kitchen, shower room, and lounge that leads out to a private patio and garden area. The main house comprises four bedrooms, a fantastic lounge, a combined kitchen and dining room perfect for everyday family life as well as entertaining and a study. The ground floor is home to a master bedroom suite with an en-suite bathroom and utility area, which opens to the side garden. The versatility this property offers is outstanding, whether you are looking for a beautiful family home, multi-generational living, a holiday let opportunity or want to run a business from home with its own access, this property has it all!

The property also features an integrated double garage, an orchard, a vegetable patch with a greenhouse, and several storage sheds. There is an undercover seating area, a pond, and a beautiful garden with plenty of outdoor space. The driveway offers parking for multiple vehicles or a motor-home/caravan. Early viewing is essential to fully appreciate the size of the accommodation, the gardens, and the breathtaking views over Carmarthen.

Situated on the outskirts of the town, the property is close to all the shopping, educational, and transport facilities that Carmarthen has to offer. It is also within walking distance of the village of Abergwili, which has a vibrant community and several local amenities, including a primary school, village hall, and two pubs, one with a popular restaurant. The property benefits from easy access to the Carmarthen Eastern Bypass, providing excellent transport links.



### 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, Turn right at the 1st cross street onto St Catherine St. Continue onto Barn Rd, At the roundabout, take the 1st exit onto Francis Terrace, Continue onto Richmond Terrace, Richmond Terrace turns right and becomes Old Oak Ln, At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484, Continue to follow A484, Turn left onto Heol Penlanffos, Take the third left turn, the property is on the left.

What3Words Reference; [///slowly.skinny.mouse](https://www.what3words.com/slowly.skinny.mouse)  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area