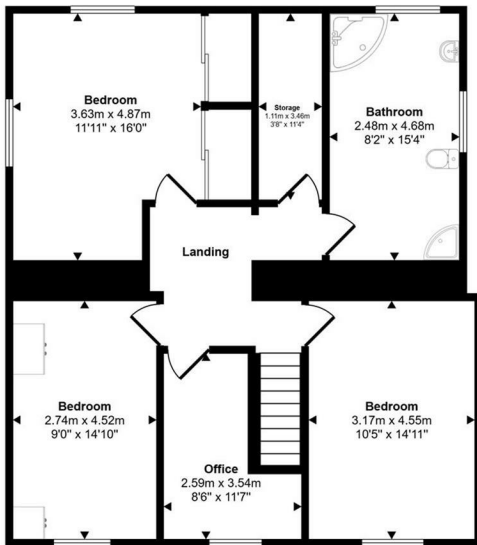


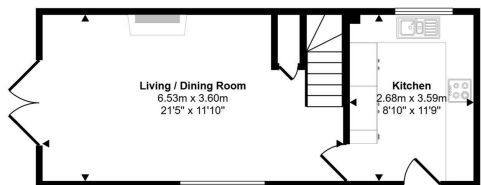
Ground Floor
Approx 107 sq m / 1154 sq ft

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.



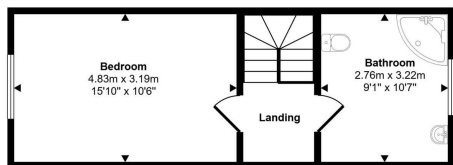
First Floor
Approx 87 sq m / 939 sq ft

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.



Annex Ground Floor
Approx 34 sq m / 362 sq ft

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Annex First Floor
Approx 30 sq m / 325 sq ft

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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
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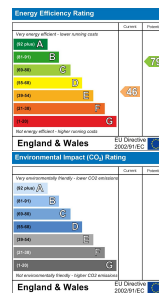


Gellygaeros Manor, Cwmffrwd, Carmarthen, Carmarthenshire, SA32 8DB

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The Agent that goes the Extra Mile



We Say...

Charming Five Bedroom Home with Separate Annex Cottage – A Unique Opportunity!

Nestled in a sought-after location, this stunning period home offers fantastic living spaces, characterful features, and a separate self-contained annexe, perfect for multigenerational living or rental income.

The main house, boasting approximately 1570 sq ft, is beautifully presented with a versatile layout. The ground floor features a wonderful living room with elegant period features, a dining room ideal for entertaining, and a bright conservatory that opens onto the garden. The well-appointed kitchen provides ample storage and workspace, while a ground-floor bedroom or study offers additional flexibility.

Upstairs, the first floor offers three double bedrooms and one single bedroom, all filled with natural light, alongside a well-proportioned family bathroom. The upstairs also benefits from a walk in airing cupboard, running parallel with the master bedroom and the family bathroom.

The annexe cottage, providing an additional 920 sq ft, is completely self-contained with its own entrance. It includes an open-plan living/dining room with French doors overlooking the garden and a kitchen. Upstairs there is a double bedroom and a stylish bathroom to complete this delightful separate dwelling, making it ideal for extended family, guests, or rental income.

Additional features include a separate outbuilding with a utility room & WC (106 sq ft), as well as incredible gardens offering plenty of outdoor space. The property is ideally located close to local amenities, excellent schools, and convenient transport links.

This unique home offers endless possibilities – a wonderful family residence with rental potential or a perfect dual-living arrangement.

Don't miss out on this rare opportunity – contact us today to arrange a viewing!



LOCATION

Cwmffrwd is a charming village in Carmarthenshire, just a few minutes south of Carmarthen town. Offering the perfect blend of countryside tranquility and easy access to local amenities, it is ideal for those seeking a peaceful rural setting without sacrificing convenience. The village is well-connected via the A484, providing quick routes to Carmarthen’s shops, schools, and transport links. Surrounded by scenic countryside and walking trails, Cwmffrwd is perfect for nature lovers and those looking for a relaxed lifestyle while still being within easy reach of larger towns and coastal destinations.

DIRECTIONS

Start by heading west on Dark Gate towards Heol Y Felin/Mill St, then continue onto Lamas Street for 0.2 miles. Turn left onto Morfa Lane/B4312 and follow it to the roundabout, taking the second exit onto A4242. At the next roundabout, take the first exit onto A40, then at Pensarn Roundabout, take the third exit onto A484. Continue on A484 through two more roundabouts, taking the third exit at the first and the second exit at the next. After 1.4 miles, turn right onto a restricted-usage road, where your destination will be on the right. What3Words Reference; ///ordeals.utensil.that

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/CFP/ 02/25 OK REM

LOCATION AERIAL VIEW



