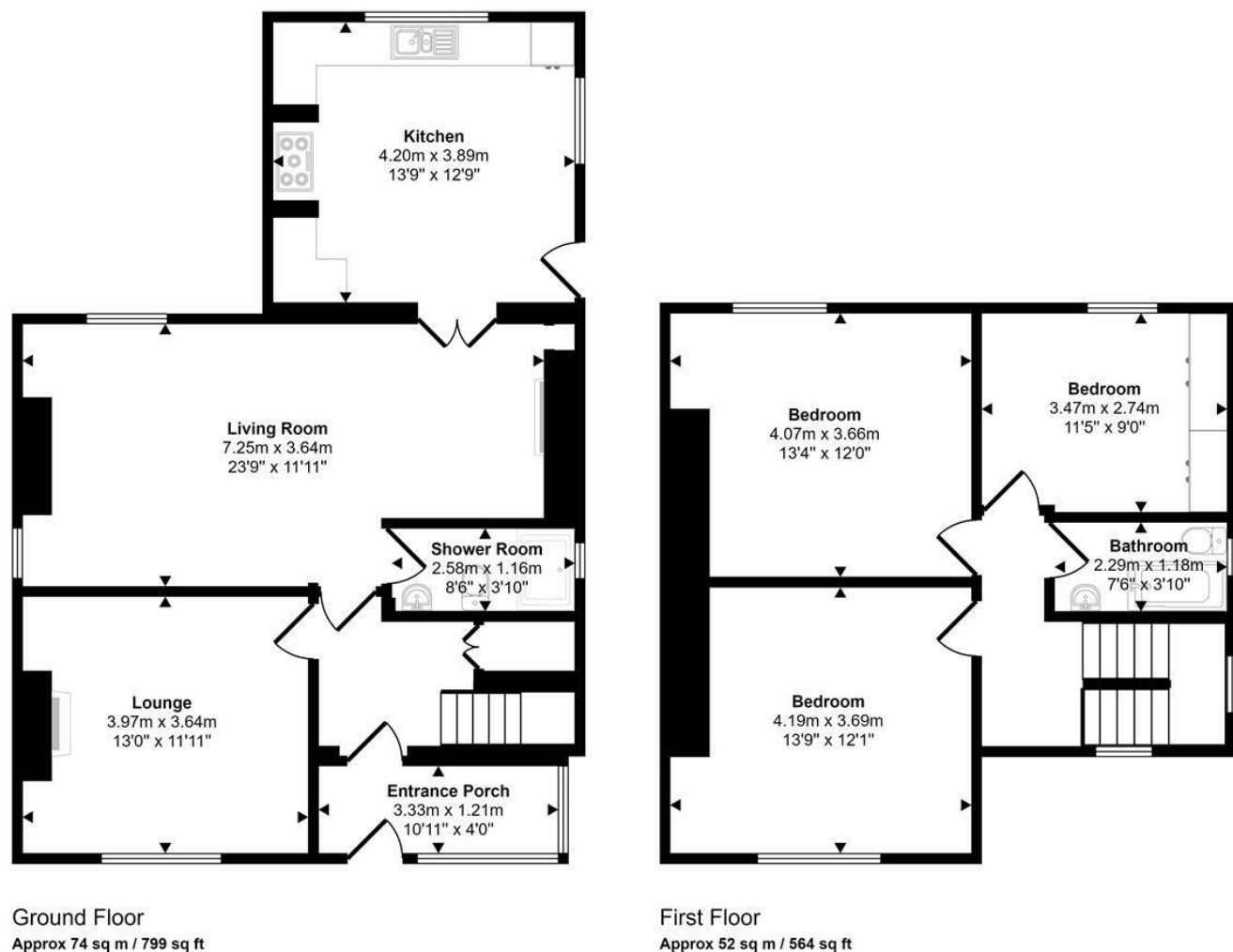


Approx Gross Internal Area  
127 sq m / 1363 sq ft



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.

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**

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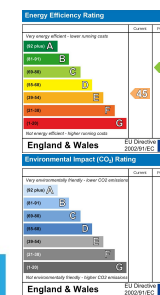


## Maesgwyn Meidrim, Carmarthen, Carmarthenshire, SA33 5NX

- DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- GARAGE AND OUTBUILDINGS
- MONARCH STABLES
- HEATING -OIL
- 6.25 ACRES APPROX
- TWO RECEPTION ROOMS
- STOCK PROOF FENCING
- SEPARATE ACCESS TO LAND
- EPC RATING - E

**£600,000**

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





We Say...

Nestled within a picturesque 6-acre (approx) smallholding, this superb residential property offers an idyllic lifestyle in a popular rural location. Ideal for equestrian enthusiasts, the property boasts excellent facilities, including Monarch stables and a stock-proof fenced paddock.

The main house is beautifully presented with the most incredible countryside views. Retaining much of its original character and charm, the home has wooden floors, a wood-burning stove, double glazing, and oil-fired central heating with a new boiler installed in January 2023. The property features; a porch, hallway, sitting room, and a living/dining room featuring a double-aspect view, with a wood-burning stove. The kitchen includes a range of units, along with a dual-fuel cooking range. There is also a shower room downstairs. Upstairs the property benefits from three double bedrooms, one to the front and two to the rear with a family bathroom.

Externally, the property is accessed via a private driveway. The gardens are beautifully maintained, featuring an abundance of shrubs, flowers, trees, and a fishpond. A concrete patio area, lawn gardens, and an orchard with fruit trees. There is then a separate, transporter entrance, providing excellent access to the equestrian facilities and land. A multi-purpose outbuilding houses four Monarch stables, all set within quality, gently sloping, south-facing land that enjoys panoramic views. The land is divided into convenient-sized paddocks, including one adjoining the stable block, and features a field shelter with a water supply and is stock-fenced.

The property also benefits from a brick-built garage which has electricity connected and is located off to the side of the property, alongside a former outside WC. Multiple storerooms are situated behind the garage, each equipped with electricity and one housing the water filtration system for the private water supply.

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 well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English.





# 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, Turn right onto B4298, Turn right to stay on B4298, Continue on this road for approximately 3 miles. The property will be on your right. What3Words Reference; ///recount.quirky.pushover

# 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 E  
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/09/24/OK REM

# LOCATION AERIAL VIEW

