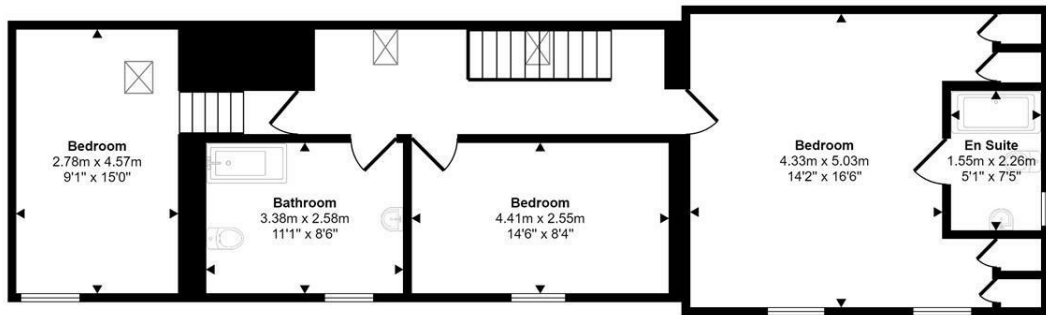


Ground Floor
Approx 105 sq m / 1134 sq ft



First Floor
Approx 82 sq m / 883 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.

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 C

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/06/24 OK REM

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

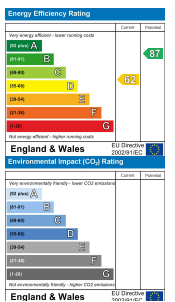


Beudyr Hebog Drefach, Llanelli, Carmarthenshire, SA14 7BU

- BARN CONVERSION
- CHARACTER FEATURES
- GARDEN
- BEAUTIFULLY PRESENTED
- HEATING - OIL
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- GARAGE
- COUNTRYSIDE LOCATION
- EPC RATING - D

Offers In Excess Of £475,000

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The Agent that goes the Extra Mile





Welcome to this charming barn conversion located in the village of Drefach, Llanelli. This delightful property boasts character features such as stunning stonework and rustic beams, adding a touch of history and charm to the modern living space.

As you step inside, you are greeted by a fantastic kitchen/dining/lounge which is perfect for entertaining guests or relaxing with your family. There is also a separate lounge/dining room which has an incredible vaulted ceiling complete with beams and exposed stone, this room really has the wow factor making it a real show stopper when entertaining but also the perfect spot to sit back and relax in the evenings. This property will make a wonderful family home with three double bedrooms and two well-appointed bathrooms.

One of the highlights of this converted barn is the garden, complete with a lawned area, perfect for allowing the children a safe space to play or for the dog to stretch their legs, a patio area for alfresco dining, and a garden room where you can unwind and enjoy the tranquility of the surroundings or create an office away from the main house where you can enjoy the view of the garden whilst you are working.

In addition to the outdoor space, this property also offers off-road parking and a garage, providing ample space for your vehicles and storage needs. The previous vendor also had planning permission granted (which has now lapsed) for converting the garage into additional living space and building a detached garage, which is something that could be completed by the new owners, subject to relevant planning.

If you are looking for a home that seamlessly blends character with modern amenities, this converted barn is the perfect choice. Don't miss the opportunity to own a piece of history in a beautifully presented setting.

The village of Drefach is between the County town of Carmarthen and the expanding centre of Cross Hands. The village offers a range of amenities, including primary and secondary schools, shops, public houses etc. and is well-served by public transport.



DIRECTIONS
From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Llamas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 1st exit onto A40, At Pensarn Roundabout, take the 2nd exit onto A48, Take the B4310 exit towards Nantgaredig/Porthyrhyd/Gardd Fotaneg Genedlaethol/Nat'l Botanic Gdn, At the roundabout, take the 3rd exit onto B4310, Turn left to stay on B4310, Turn right onto Heol Cwmmawr/B4310, Go through 1 roundabout, Turn right onto Derwen Rd/B4317, Continue to follow B4317, Turn right, The property will be on the left. What3Words Reference: //mintian whizzed nursery. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.