

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31  
1PT  
EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655

01267 236655  
www.westwalesproperties.co.uk



**Maesevan Llanddarog, Carmarthen, SA32 8BU**

- DETACHED HOUSE
- 5.75 ACRES APPROX
- BEAUTIFULLY PRESENTED
- PADDOCKS
- HEATING - GAS LPG
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- BATHROOM AND EN SUITE
- STABLES/OUTBUILDINGS
- EPC -

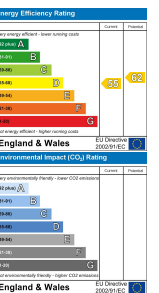
**£625,000**

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk) TELEPHONE: 01267 236655

## *The Agent that goes the Extra Mile*



We Say...

Tucked away along a peaceful country lane, with no close neighbours and panoramic countryside views, this enchanting 5.75-acre smallholding offers the perfect blend of rural serenity and modern convenience. Just 7.5 miles from the bustling county town of Carmarthen and around 30 minutes from Swansea, this beautifully kept property is ideal for anyone seeking a lifestyle change without sacrificing accessibility.

At the heart of the holding is a charming, detached, double-fronted farmhouse offering three to four bedrooms and generous living space. Thoughtfully updated while retaining its character, the home boasts three reception rooms, including a cosy living room with wood-burning stove and a bright conservatory that looks out across the gardens and surrounding paddocks. The warm, country-style kitchen is fitted with solid wood worktops, a Rangemaster cooker, and space for all the modern essentials. Whether you’re entertaining or enjoying a quiet evening, the adjoining dining area and conservatory provide the perfect settings.

Upstairs, the accommodation continues with three comfortable double bedrooms, a smaller fourth bedroom ideal as a home office or nursery, and a stylish family bathroom complete with part-panelled walls, a roll-top bath, pedestal basin, and WC. The main bedroom enjoys its own en-suite shower room, offering added privacy and convenience.

Step outside, and the lifestyle this property offers becomes clear. With approximately 5.75 acres of quality, level grazing split into four well-maintained paddocks, this is an ideal setup for equestrian use or smallholding ambitions. The traditional outbuildings include a stable block with two stables, tack room, toilet and an L-shaped workshop—perfect for hobbies, storage, or future development potential. A two-bay Dutch barn and three-bay lean-to provide additional shelter and flexibility.

The home sits in a gently elevated position, surrounded by gardens, lawns, and a large hard-standing area. It's a tranquil, private space to enjoy outdoor living, from summer BBQs to morning coffee with the sunrise. The property also features a manege and benefits from excellent access, with the whole site designed to be practical, attractive, and manageable.

Modern conveniences haven’t been forgotten—there’s full LPG central heating, double glazing throughout (with some window panes soon to be updated), and solar panels that generated around £1,000 in income last year. Mains electricity and water, along with private drainage, ensure easy day-to-day living.

The location is just as special. Although it feels completely private, the thriving village of Llanddarog—with its popular pubs and community spirit—is just a mile away, while Carmarthen offers everything from top schools and hospitals to supermarkets, shopping centres, and a mainline train station. Commuting to Swansea or the M4 corridor is fast and simple, thanks to easy access to the A48 dual carriageway.

Whether you're dreaming of keeping horses, growing your own produce, or simply embracing a slower, more fulfilling pace of life, this immaculate smallholding offers a rare opportunity to make that dream a reality. Peaceful, practical, and picture-perfect—this is country living as it should be.



DIRECTIONS

From our office in Carmarthen - Start by heading west on Dark Gate towards Heol Y Felin/Mill Street for about 105 feet, then continue onto Lammas Street for 0.2 miles. Turn left onto Morfa Lane (B4312) and drive for another 0.2 miles. At the roundabout, take the second exit onto the A4242 and continue for 0.2 miles. At the next roundabout, take the first exit onto the A40 and drive 0.4 miles. At Pensarn Roundabout, take the second exit onto the A48 and continue for 5.2 miles. Then, turn right and drive for 1.0 mile. Turn right again, and your destination will be on the left. What three words reference - ///fizzle.appraised.patrolled

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  
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 04/25 OK REM

LOCATION AERIAL VIEW

