



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.

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water

HEATING: Oil

TAX: Band C

We would respectfully ask you to call our office before you view this property internally or externally

IRK/CFP/05/25 OK REM

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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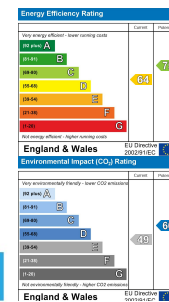


The Coach House Crwbin, Carmarthenshire, SA17 5BY

- Detached House
- Versatile Accomodation
- Original Features
- Low Maintenance Garden
- Oil Central Heating
- Three/Four Bedrooms
- Pleasant Surroundings
- Open Countryside Views
- Double Glazed
- EPC Rating D

£350,000

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The Agent that goes the Extra Mile





A charming and unique three-bedroom barn conversion, beautifully set in the peaceful rural village of Crwbin. Originally renovated over 20 years ago, this delightful home has since been sympathetically modernised, blending character and contemporary comfort. Retaining features such as exposed beamed ceilings and original wooden floorboards, the property exudes rustic charm while offering practical living spaces.

A standout feature of the home is its reversed layout, with the main living accommodation situated on the first floor to take full advantage of the stunning open countryside views. This floor comprises an open-plan kitchen, dining, and living area fitted with a bespoke kitchen. A separate lounge leads out to a decked wooden balcony – the perfect spot to relax and enjoy the serene surroundings. A cloakroom is also located on this level for convenience.

On the ground floor, you'll find a practical utility room three bedrooms, including a master bedroom complete with a separate dressing area and en-suite. There is also a family bathroom. With access via bedroom three or externally is a further room which is being used as a fourth bedroom but has the flexibility to be a study, or hobby space.

Externally, the property benefits from a gated driveway with ample parking for several vehicles. The property benefits from a low maintenance garden with covered decked area ideal for alfresco dining, astro turfed play areas, patio seating area and numerous outbuildings/sheds.

The property is only 11 Miles (approximately) to Pembrey Country Park and it's 7 mile beach and 7 miles (approximately) to the market town of Carmarthen.



DIRECTIONS

From our office in Carmarthen at Dark Gate, head west towards Heol Y Felin/Mill Street, then continue onto Lammas Street. After about 0.3 miles, turn left onto Morfa Lane (B4312). At the roundabout, take the second exit onto the A4242, followed by the first exit at the next roundabout onto the A40. When you reach the Pensarn Roundabout, take the third exit onto the A484. Continue through two more roundabouts, taking the third exit and then the second exit to stay on the A484. After approximately 5.8 miles, turn right — your destination will be on the left. What Three Words Ref - ///twinkled.deduced.limped
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.