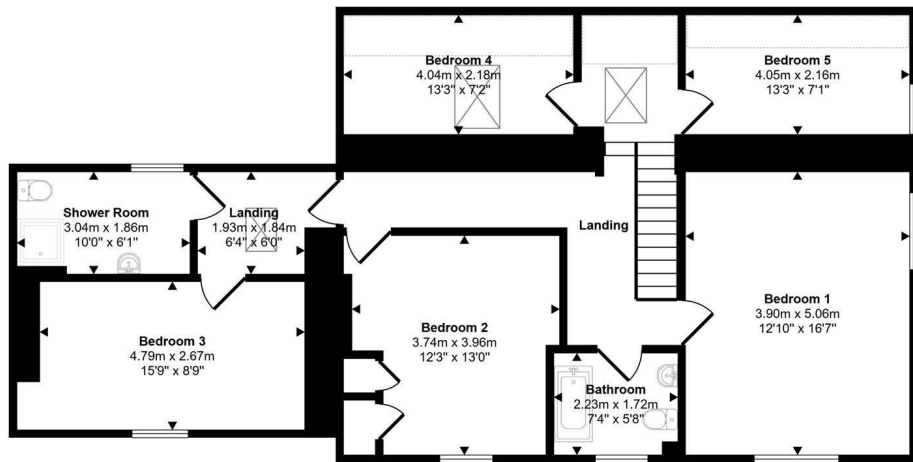


Ground Floor
Approx 140 sq m / 1509 sq ft

Denotes head height below 1.5m

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 108 sq m / 1161 sq ft

Denotes head height below 1.5m

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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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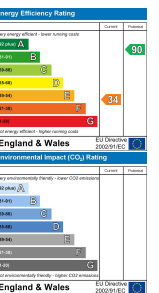


Nantmeillionog Whitemill, Carmarthen, Carmarthenshire, SA32 7HJ

- SMALLHOLDING WITH APPROX 17 ACRES
- IMMACULATELY PRESENTED
- FURTHER DEVELOPMENT POTENTIAL
- MATURE GARDENS
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- OUTBUILDINGS
- SEMI-RURAL LOCATION
- OIL CENTRAL HEATING
- EPC RATING: F

£700,000

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile

A brilliant opportunity to acquire an immaculately presented smallholding, with approx 17 acres of mature grounds and land. Situated in an idyllic semi-rural location with far reaching countryside views, the property offers endless possibilities. With various outbuildings including a double height stone barn, there is ample development potential, and could be ideal for those looking for a multi-generational home, or equestrian property. With easy access to the A40, the property is conveniently located just a short drive into the historic market town of Carmarthen. Viewing is highly recommended to appreciate the picturesque setting!

Upon entering the mature grounds, a private lane leads down into the main courtyard, where there is ample parking for several vehicles. The farmhouse is set in an elevated position enjoying those country views, and boasts an abundance of character features. The ground floor accommodation comprises; entrance porch and hallway, a living room with fireplace, a dining room with Rayburn which leads through into a modern galley kitchen with utility room. A sun room comes off the kitchen, with steps down into the second sitting room. With a welcoming feel, you can really envision those cosy winter evenings, relaxing around the inglenook fireplace. The first floor accommodates; three double bedrooms, two further single bedrooms, a family bathroom and separate shower room. Boasting exposed beams throughout, the property also benefits from UPVC double glazing and oil central heating.

Externally, the mature gardens are ideal for any keen gardener with a greenhouse, and are home to a variety of plants, trees and shrubs. A patio area situated to the front, provides space for outside seating, ideal for BBQ's in the summer. The 17 acres of land surround the whole property, and is currently used as grazing land for a local farmer. A range of outbuildings including multiple stone barns, hay barns, and brick outbuildings, offer various possibilities.



DIRECTIONS

From Carmarthen, continue on Lammas Street, and then turn left onto Morfa Lane. At the roundabout, take the 1st exit onto A4242. Go through one roundabout and then turn right onto A484. At the roundabout, take the 1st exit onto Heol Llangynnwr/A484, and at the roundabout, take the 2nd exit onto A40. At the roundabout, take the 2nd exit and stay on A40 towards Whitemill. Turn left off the main road, and continue on Glan-yr-Afon, and then take a right. Follow the lane where the driveway leading to the property is on the left.
What/Three/Words:///foil.jots.sulked

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.
COUNCIL TAX: Band 'F'
HEATING: Oil

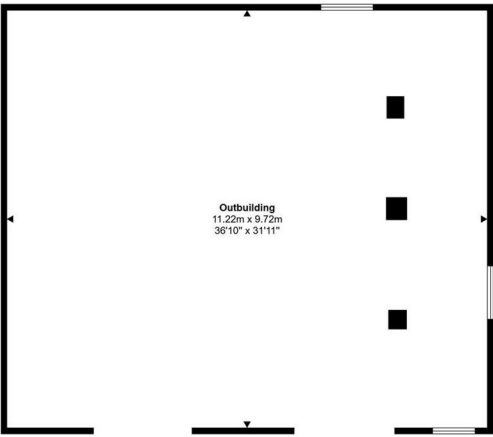
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FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

LOCATION

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 the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David, and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and is now the new shopping centre, with Vue Cinema complex, restaurants, bars, and a multi-storey car park.

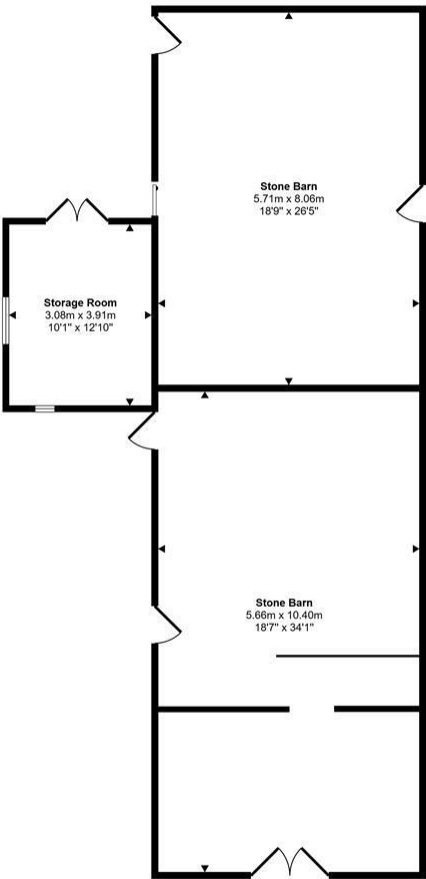
LOCATION AERIAL VIEW



Outbuilding
Approx 109 sq m / 1175 sq ft

Denotes head height below 1.5m

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Stone Barn
Approx 118 sq m / 1274 sq ft

Denotes head height below 1.5m

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