

Ground Floor  
Approx 105 sq m / 1127 sq ft

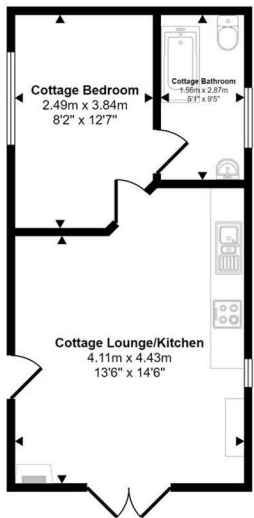
Denotes head height below 1.5m

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 102 sq m / 1102 sq ft

Denotes head height below 1.5m

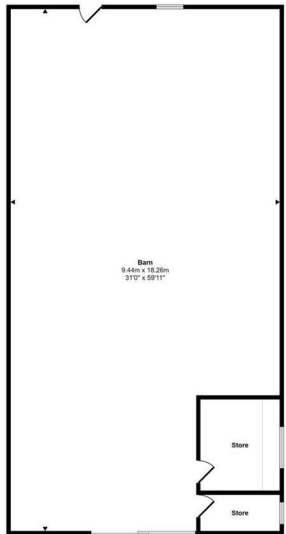
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Annex  
Approx 35 sq m / 374 sq ft

Denotes head height below 1.5m

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Outbuilding  
Approx 172 sq m / 1858 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**

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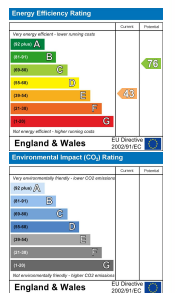


## Ty Crug Abergorlech Road, Carmarthen, Carmarthenshire, SA32 7JZ

- DETACHED HOUSE AND COTTAGE
- APPROX 12.9 ACRES OF LAND
- PADDOCKS AND WOODLAND
- OUTBUILDINGS
- HEATING - OIL/LPG/ELECTRIC
- FIVE BED HOUSE ONE BED COTTAGE
- FISHING ON RIVER COTHI
- STABLES
- BEAUTIFUL VIEWS
- EPC - F

**£850,000**

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**The Agent that goes the Extra Mile**





We Say...

Ty Crug – Small Holding by the River Cothi

This property is a rare find and offers a beautiful detached main house, a separate cottage, approximately 13 acres of land, and fishing on the river whilst only being 10 miles from Llandeilo and 12 miles from Carmarthen.

Nestled within about 13 acres of paddocks and woodland, Ty Crug offers the chance to live close to nature, with fishing rights on the River Cothi and a mix of land, gardens, and outbuildings. It’s a place where life moves to a slower rhythm, surrounded by fields, trees, and water.

The main house is arranged over two floors, with a choice of two staircases. A stone staircase leads from the living room to three bedrooms and a bathroom, with one of the bedrooms enjoying an en suite bathroom and access to a balcony overlooking the land. A spiral staircase rises to two more bedrooms and another bathroom, giving the house a flexible and practical layout.

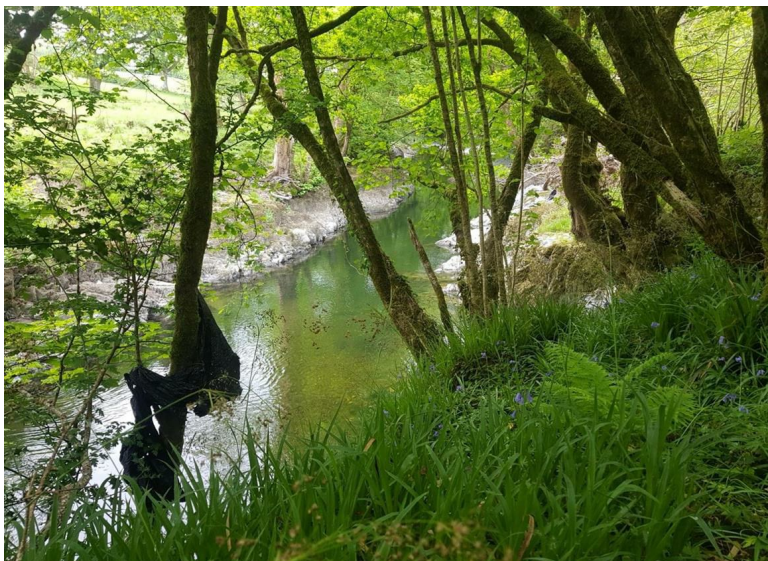
Downstairs, there’s a living room with a fireplace, a kitchen/dining room with Aga, a second lounge, a utility room, and a shower room. A porch connects the kitchen to the outdoors, with boot room and access to loft room.

Across the country lane, the cottage sits in its own garden, with views across the River Cothi. It has its own driveway and includes a kitchen/lounge, a bedroom, and a bathroom. It’s perfect for guests, family, or offering a place for holiday stays.

The barn and two further stores offer plenty of space for animals, storage, workshops, or other projects. The land itself is varied and welcoming, with paddocks, woodland, vegetable patches, a polytunnel, and ponds creating a patchwork of productive and natural spaces.

Fishing on the River Cothi brings wild trout and salmon to the doorstep. The current owners keep geese, ducks, chickens, donkeys, and sheep, and the land would be equally suited to horses, hobby farming, or simply watching the seasons unfold.

Ty Crug is a rare find: a place with space to grow, breathe, and enjoy life outdoo





DIRECTIONS

From Carmarthen, Take the A40 in the direction of Llandeilo and continue for approximately 5 miles, passing through Nantgaredig and Pontargothi. Just as you leave Pontargothi’s 30 mph speed limit, turn left at the sign for Llanfynydd and continue along the lane for about 3 miles. Take the first left, signposted Brechfa, and follow the lane past some large iron gates on the right, with the River Cothi visible on the left. Turn left over the iron bridge and continue, bearing right up the hill past a converted chapel. Take the first turning on the right, opposite a concrete slurry tank, and follow the lane for 0.9 miles. The Cottage will be found on the right-hand side just after the farmhouse.

GENERAL INFORMATION

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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  
TAKEONOK15/04/25/LLE

LOCATION AERIAL VIEW

