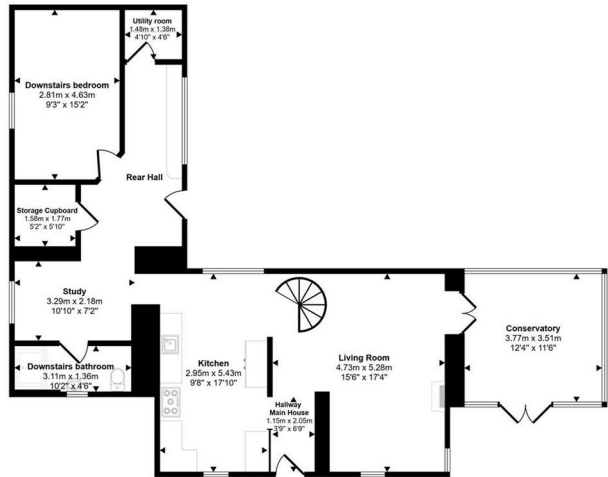
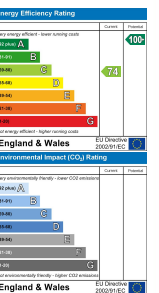


Llainfawr Trelech, Carmarthen, Carmarthenshire, SA33 6RJ

- DETACHED HOUSE
- SEPARATE CABIN
- INCREDIBLE VIEWS
- WORKSHOP/GARAGE
- HEATING - OIL
- THREE/FOUR BEDROOM HOUSE
- IDYLIC RURAL LOCATION
- 5 ACRES APPROX
- BARN WITH ACCOMMODATION ABOVE
- EPC - C

£675,000

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



We Say...

SMALL HOLDING WITH THREE SEPARATE DWELLINGS AND LAND

Located in the heart of rural Carmarthenshire, with breathtaking views extending towards the distant Preseli mountains, this unique property offers a rare opportunity for a lifestyle change. Llainfawr is a beautifully modernised and extended detached farmhouse with three/four bedrooms, situated in an idyllic setting sitting in approximately five acres of gently sloping land. The home also includes a separate cabin, previously used as a successful Airbnb, additional outbuildings with further accommodation potential, and extensive workshop space.

The farmhouse itself has been thoughtfully renovated to blend traditional charm with modern comfort. The layout, which could potentially be reconfigured to create self-contained accommodation for extended family (subject to planning consent). On the ground floor, you'll find an open-plan kitchen fitted with a Belfast sink, integrated dishwasher and fridge/freezer, a Rangemaster electric range cooker with a gas hob and benefits from under floor heating. The lounge has slate flooring and a log-burning stove perfect for cosy evenings and a conservatory that opens onto a paved outdoor seating area, perfect for enjoying the peaceful surroundings. A rear hallway, connects to a boot room with a breakfast bar overlooking the garden, a ground-floor bedroom, a modern shower room, utility room, and a store room.

Upstairs, the primary bedroom enjoys dual aspect windows, including a Velux-style window, and has access to a dressing room, which could alternatively serve as a fourth bedroom. There is also a third bedroom and a stylish bathroom complete with a freestanding Jacuzzi bath.

The separate cabin is an excellent addition with open-plan living space featuring a lounge, sleeping area, and fitted kitchen, with a separate bathroom. Heated by a gas log-effect stove, the cabin also boasts a raised balcony with a hot tub, providing uninterrupted views over the valley and nearby stream

The property also includes an extensive range of outbuildings. These comprise a workshop/garage with lighting and power, a former barn currently used for storage with a loft above that has been converted into a self-contained living space. Subject to consent, this could be developed further for residential or commercial use.

Approached by a private half-mile lane, the property welcomes you with scenic views, ponds, and a small waterfall before arriving at a turning area in front of the house. The surrounding land stretches to the front and side of the house and is bordered by the Dewi Fawr river. It includes a recently planted orchard and offers both beauty and utility, ideal for those looking for smallholding potential or simply space to enjoy the countryside.

This is a truly special opportunity to embrace rural living with flexibility, income potential, and comfort in equal measure.



DIRECTIONS

From our office on Dark Gate, head west and continue to Lammas Street. Turn right onto Water Street, continue onto Fountain Hall Terrace, continue onto Lime Grove Avenue, and onto Trevaughan Road for 1.5 miles. Continue onto Henfwlch Rd for 3.1 miles, then turn left and after 0.2 miles take the turning to the right. Continue for 5.5 miles and then turn left onto the B4299. After 1.6 miles take the sharp turn to the left and after 0.7 miles turn right. Drive for 0.3 miles and turn right. The properties driveway will be to your right (0.4 miles long)
What3words: carefully.defensive.insisting 0.2 mi ? Drive to your destination 4 min (1.4 mi) Turn right ? Destination will be on the right ? 0.4 mi SA33 6RJ Trelech, Carmarthen

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 D
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/LSM/07/25 Ok EJJ

LOCATION AERIAL VIEW

