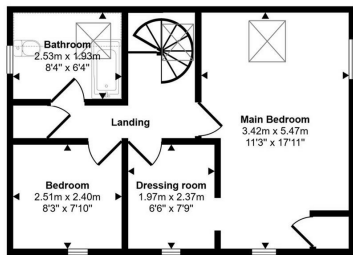


Ground Floor
Approx 103 sq m / 1110 sq ft

Denotes head height below 1.5m

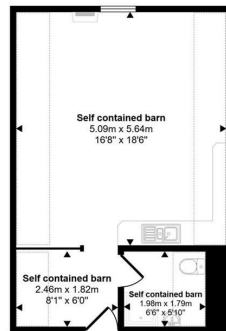
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 42 sq m / 454 sq ft

Denotes head height below 1.5m

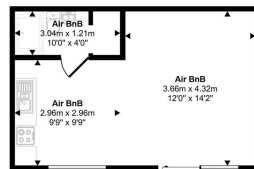
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Outbuilding 1
Approx 39 sq m / 416 sq ft

Denotes head height below 1.5m

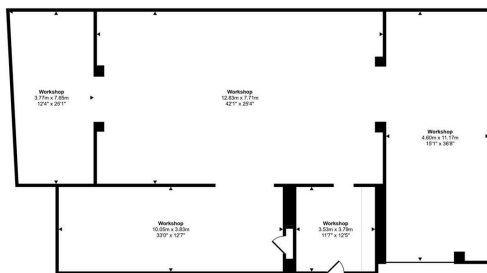
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Outbuilding 2
Approx 29 sq m / 316 sq ft

Denotes head height below 1.5m

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Workshop
Approx 237 sq m / 2564 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 1PT
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



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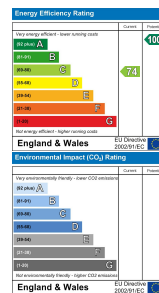
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The Agent that goes the Extra Mile



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 for extra living space, 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: ///zoom.goodbye.anchorman 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

