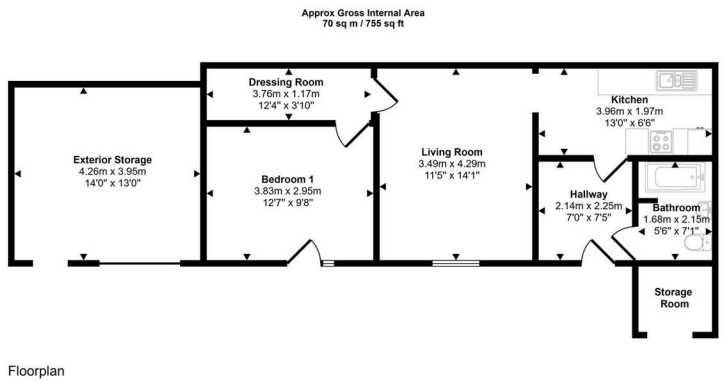


Main Property



Second Property



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 G
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/REM/03/24 OK REM

Vendors have advised that they have installed triple glazing in 2021.

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.

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
EMAIL: carmarthen@westwalesproperties.co.uk

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01267 236655
www.westwalesproperties.co.uk

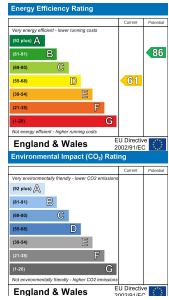


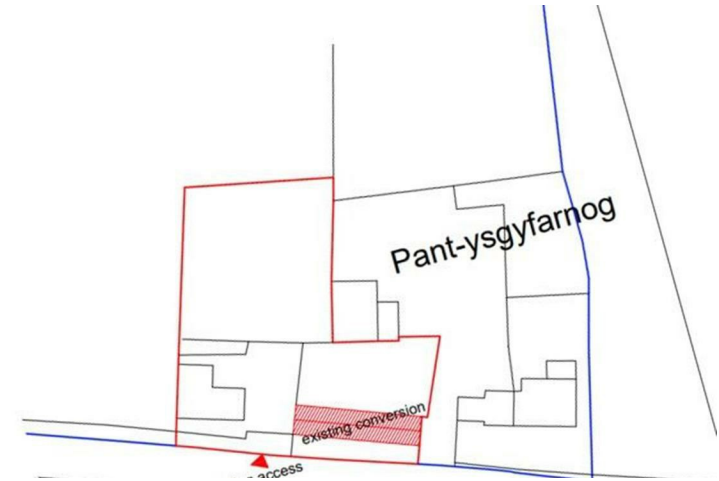
Pantysgyfarnog Llangynog, Carmarthen, SA33 5DE

- SMALL HOLDING APPROX 7.5 ACRES
- EXCELLENT ACCESS AND OUTBUILDINGS
- MAIN HOUSE 4/5 BEDROOMS
- BEAUTIFULLY PRESENTED
- EXCITING OPPORTUNITY WITH THE 2ND DETACHED PROPERTY INCLUDED
- 10 MINUTES FROM CARMARTHEN
- EPC RATING - D
- HEATING LPG

Offers In The Region Of £775,000

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





Exceptional Lifestyle Opportunity – Detached Home with Separate Dwelling, 7.5 Acres, Stables & Outbuildings with Stunning Welsh Countryside Views

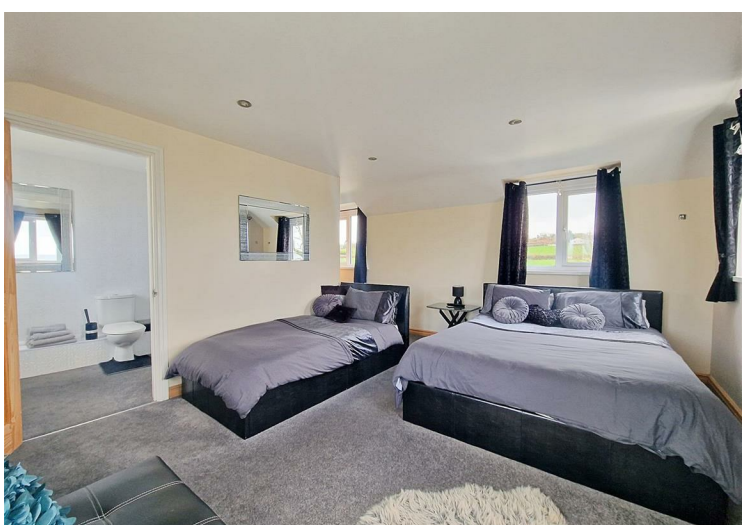
This is a rare chance to own a beautifully presented 4/5 bed detached home with incredible lifestyle and income potential, set within approximately 7.5 acres of picturesque Welsh countryside. With a further detached dwelling and a range of outbuildings, stables, paddocks, and beautifully maintained grounds, this property offers a unique opportunity to live, work, and relax in a truly special setting.

The current owners have thoughtfully enhanced both the home and the land, creating a flexible living environment that's ideal for those seeking a peaceful rural escape, a holiday-let business, equestrian facilities, or multi-generational living. Every detail has been considered, allowing new owners to settle in and begin their own chapter with ease.

The main house is currently operated as a successful holiday let and offers flexible accommodation that easily adapts to family living or business use. The ground floor includes an entrance porch, an inviting living room, two well-proportioned double bedrooms (one with an en-suite), a utility room, shower room, WC, a well-equipped kitchen, and a second reception room that offers further versatility. Upstairs, three more double bedrooms each feature their own private en-suite, perfect for guest use or family comfort.

Second property has its own access which offers an exciting opportunity for further development and could offer a potential income stream.

Outside, the property continues to impress. A collection of outbuildings includes stables and tack storage, various barns and sheds, and paddocks—all ready for those with equestrian or smallholding interests. The surrounding land offers breathtaking views and a sense of peace that's hard to match.



DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 2nd exit onto A4242, At the roundabout, take the 2nd exit onto A40, Turn left, the property will be on your left. What3Words Reference; ///width.gentle.succumbs

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.