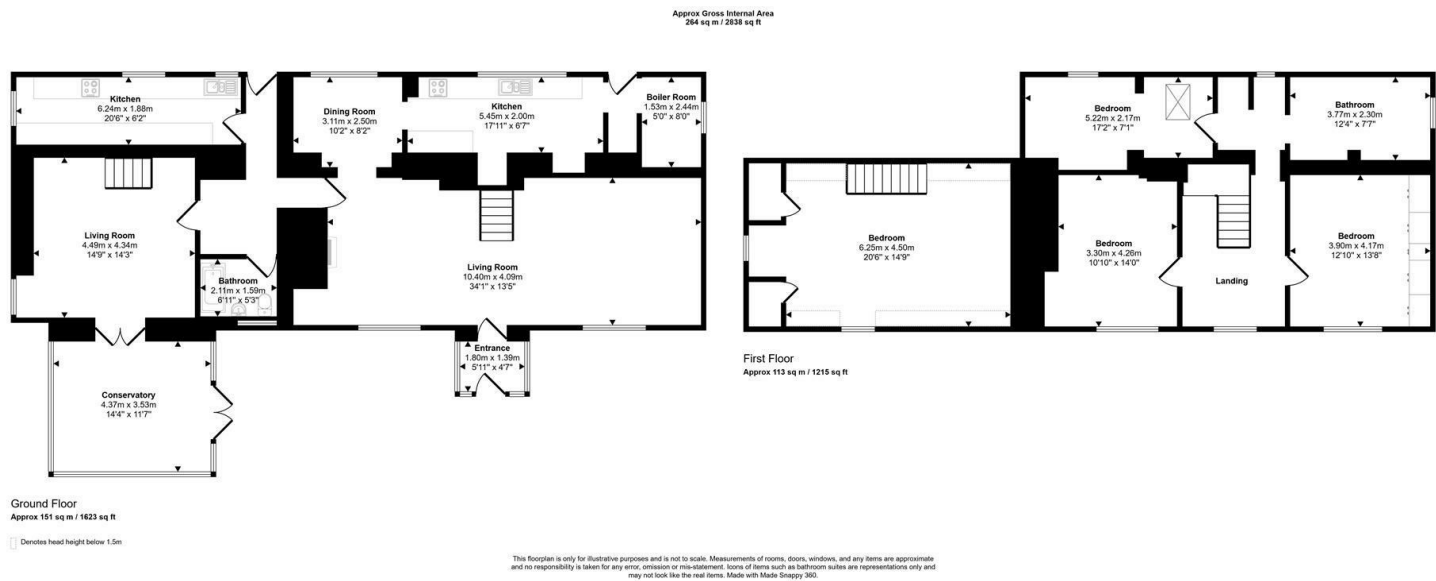


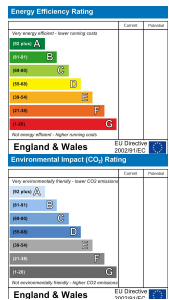


Bryn Chwith Blaenycloed, Carmarthen, Carmarthenshire, SA33 6EU

- DETACHED HOUSE
- PLUS ONE BEDROOM COTTAGE
- OUTBUILDINGS
- POND
- HEATING - GAS
- THREE BEDROOMS
- APPROX 3.5 ACRES
- AMPLE PARKING
- APPROX 8 MILES FROM CARMARTHEN
- EPC RATING: F

£525,000

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



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The Agent that goes the Extra Mile





Charming 3.5 Acre (approx.) Smallholding with Renovated Farmhouse, One-Bedroom Cottage, and Outbuildings – Near Carmarthen

A rare and exciting opportunity to acquire this versatile 3.5 Acre (approx.) smallholding located in the picturesque countryside of Blaenycod, just 8 miles from the vibrant market town of Carmarthen. This unique property offers enormous potential for multi-generational living, lifestyle business ventures, or simply the chance to enjoy a peaceful rural retreat.

The property comprises a traditional three-bedroom farmhouse and a self-contained one-bedroom cottage/annexe, set within approximately 4 acres of grounds. The land includes a mixture of paddocks, a pond, mature trees, and a variety of useful outbuildings. Whether you're looking to run a holiday let (pre-planning approval already granted), create a smallholding, or build a countryside family home with room to grow, this property has it all.

The main farmhouse retains its character and charm and, and the ground floor comprises an entrance porch, a living room, a separate dining room, a recently fitted kitchen (2025), and a utility/boiler room. Upstairs, there are three bedrooms and a family bathroom.

Attached to the farmhouse is a one-bedroom cottage. This self-contained annexe features a living room, conservatory, kitchen, ground floor bathroom, and a double bedroom with built-in storage upstairs. It is ideal for extended family living, guest accommodation, or holiday letting.

The property sits on approximately 3.5 acres and benefits from a range of outbuildings, including a stone and slate barn, an old hay barn, several aviary-style buildings, and a detached studio. These offer excellent potential for conversion (subject to planning) for residential, holiday, or business use. The paddocks are located to the rear of the residence and are ideal for equestrian use, hobby farming, or simply enjoying the outdoor lifestyle.



DIRECTIONS

From our Office in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn right onto Heol Dwr/Water St. Continue onto Fountain Hall Terrace. Continue onto Lime Grove Ave. Continue onto Trevaughan Rd. Continue onto Henfwlch Rd. Turn left at the sign for Blaenycod. Continue on this road for 3 miles. The property will then be on your left. What3Words Reference: market.sour.playfully

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