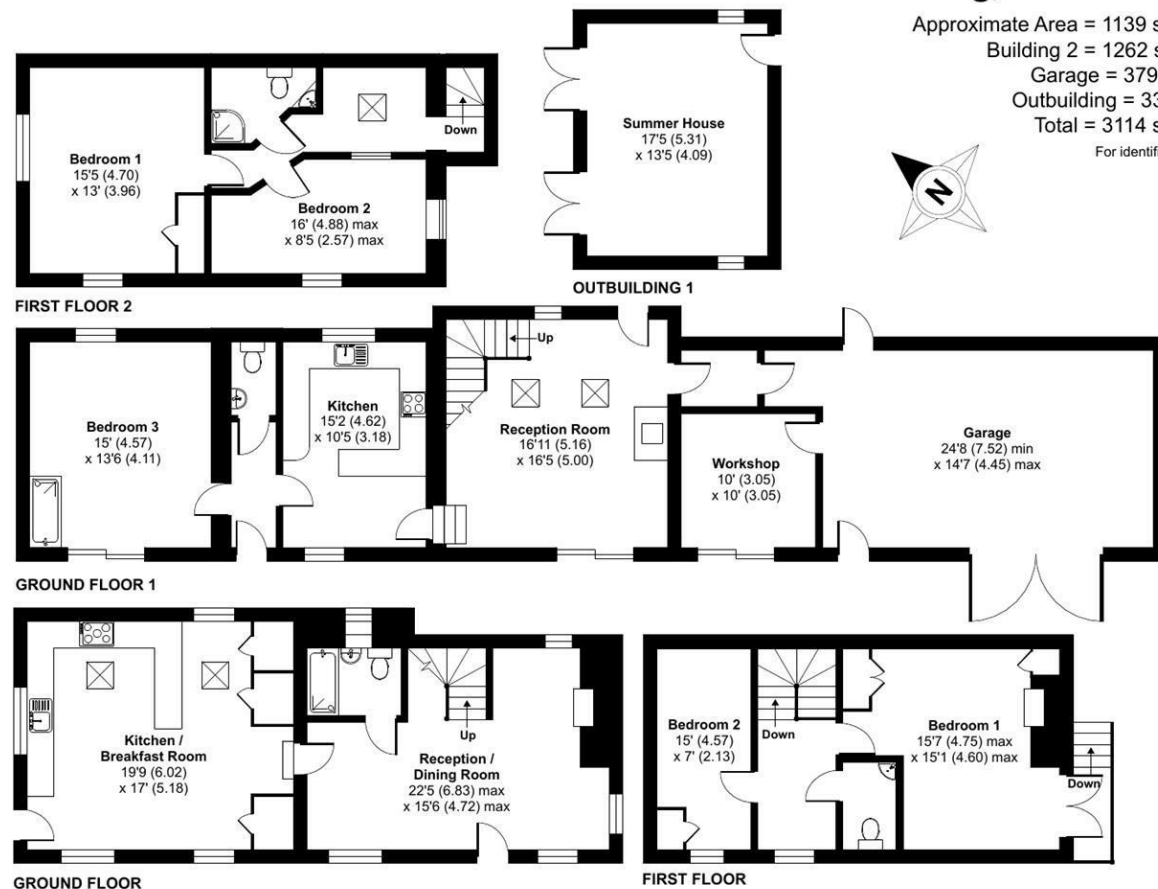


Llanllawddog, Carmarthen, SA32

Approximate Area = 1139 sq ft / 105.8 sq m
Building 2 = 1262 sq ft / 117.2 sq m
Garage = 379 sq ft / 35.2 sq m
Outbuilding = 334 sq ft / 31 sq m
Total = 3114 sq ft / 289.2 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Rural Scene. REF: 1178940



Cwmere Llanllawddog, Carmarthen, Carmarthenshire, SA32 7JD

- TWO ENCHANTING DWELLINGS
- CHARACTER COTTAGE AND STONE BARN CONVERSION
- FIVE BEDROOMS
- IDYLIC WOODLAND SETTING
- MATURE GROUND SET WITHIN APPROXIMATELY 1.12 ACRES
- IDEAL MULTI-GENERATIONAL PROPERTY
- BRILLIANT INCOME POTENTIAL
- OIL CENTRAL HEATING
- UPVC DOUBLE GLAZING
- EPC RATING: D/E

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.

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£695,000

Summary

Tucked away in over an acre of private mature grounds within the breathtaking 16,000-acre Brechfa Forest, Cwmere is a rare opportunity to own not just one but two exquisitely hand-crafted forest dwellings. This magical estate offers complete seclusion with no near neighbours, yet is just minutes from local amenities and major road links. Whether you're seeking a peaceful family home, a creative retreat, or an income-generating holiday let, Cwmere offers an extraordinary blend of serenity, craftsmanship, and natural beauty.

The original cottage is a warm and welcoming two-bedroom home. On the ground floor, you'll find tiled flooring throughout, an inviting sitting room with a log burner and exposed beams, and a stylish kitchen featuring high ceilings, copper worktops, oak breakfast bar, Belfast sink, and a Rangemaster Classic 110 cooker. There's also a well-placed bathroom and a larder. Upstairs, a beautifully hand-crafted staircase, complete with a carved forest pixie, leads to two double bedrooms. One bedroom includes built-in storage and exposed oak beams, while the second has charming external stairs made from organically carved wood. A cloakroom with copper fixtures completes the upper floor.

The barn conversion, equally impressive, offers versatile accommodation with a warm and rustic atmosphere. On the ground floor, there's a flexible space currently used as a dog grooming room – easily transformed into a third bedroom or office – along with a unique cloakroom featuring a sink made from a copper jam pan. The bespoke kitchen includes oak countertops, a breakfast bar fashioned from an antique cartwheel, and full utility connections. The spacious living room boasts a vaulted ceiling, French doors, a log burner, and underfloor heating. Internal access leads to an insulated garage and workshop with power and lighting.

Upstairs in the barn, a hand-carved staircase leads to a mezzanine landing, two charming double bedrooms, and a stylish bathroom. One bedroom features oak beams, curved wall lights, and a large forest-facing window, while the other—loved by grandchildren—has a playful circular window overlooking the living room. The bathroom includes a carved stone basin, shower, WC, and built-in storage.

The grounds are equally enchanting. Reached via a forest track and crossing a shallow ford, the property enjoys two gated entrances and ample parking. The landscaped gardens are filled with seasonal flowers, mature shrubs, and fenced areas for dogs. There's also a charming timber-built summerhouse with power and insulation – perfect for use as a home office or creative studio. A gentle stream runs through the lower boundary of the land, and six separate gates provide direct access into the surrounding forest, offering endless opportunities for walking, mountain biking, and horse riding.

Despite its secluded setting, Cwmere is only 8 miles from Carmarthen and within easy reach of Cardigan and Carmarthen Bays. It is a true sanctuary for nature lovers, artists, families, or those seeking a more peaceful way of life.



DIRECTIONS

From Carmarthen take the A40 out of town. At Pensarn Roundabout, take the 1st exit and stay on A40. At the next roundabout, take the 3rd exit and stay on A40, and then at the roundabout, take the 1st exit onto A485. At the roundabout, take the 2nd exit onto Dolgwili Rd/A485. Continue to follow A485 for approx 4.8 miles, and then take a right hand turn. Passing Troedrhwiwcefn Farm on your left, at the next fork in the road bear left. Follow road bearing right, then left. At the next fork, turn right passing over the stream and continue along this road. You will see an access lane on the left which leads to the property through the forest. What/Three/Words:///them.grounding.happy (access road) What/Three/Words:///before.bonds.intrigues (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.
COUNCIL TAX: Band 'D'
HEATING: Oil

ref: IKK/ LLE/JULY/ 25/DRAFT

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AERIAL VIEW

