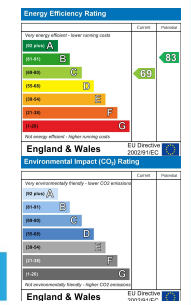


Ffynnon Henry, Y Beudy Bach & The Chalet Llanpumsaint, Carmarthen, Carmarthenshire, SA33 6LE

- THREE PROPERTIES
- 6.53 ACRES APPROX.
- DETACHED THREE BEDROOM BUNGALOW
- DETACHED CHALET
- DETACHED THREE BEDROOM FARMHOUSE
- OIL CENTRAL HEATING
- RURAL LOCATION
- FAR REACHING COUNTRYSIDE VIEWS
- 10 MILES TO CARMARTHEN
- EPC RATING: C

Auction Guide £595,000

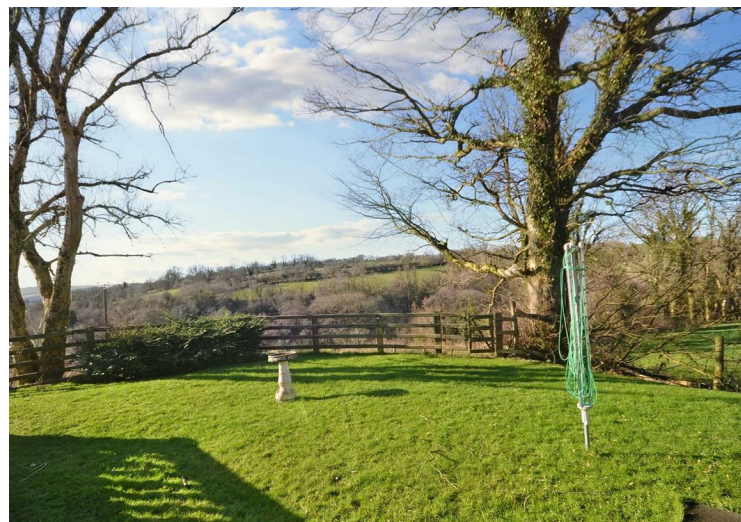
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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/REM/01/23/OK

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



FOR SALE BY AUCTION

A fantastic opportunity to purchase not only three properties but also approximately 6.53 acres of land which are situated in the picturesque location of Llanpumsaint and offer beautiful views of the countryside. The three properties comprise; a Three Double Bedroom Detached Bungalow, a Three Bedroom Detached Farmhouse and a Three Bedroom Detached Chalet.

This property has so much to offer and allows the new owners to create their dream, whether you are looking for multi-generational living, a home where you can have investment potential with holiday letting or are simply looking for a piece of the good life where you can have a detached studio, this property really does have it all. With some renovation, you really can create something as beautiful as it is unique.

The properties briefly comprise -

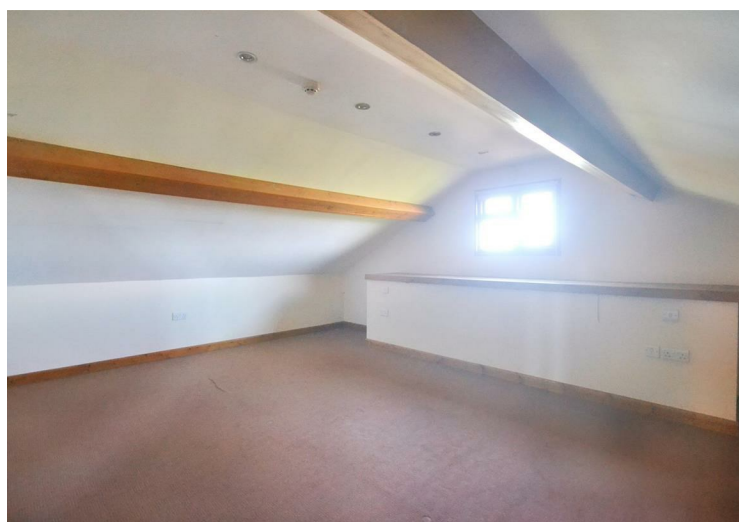
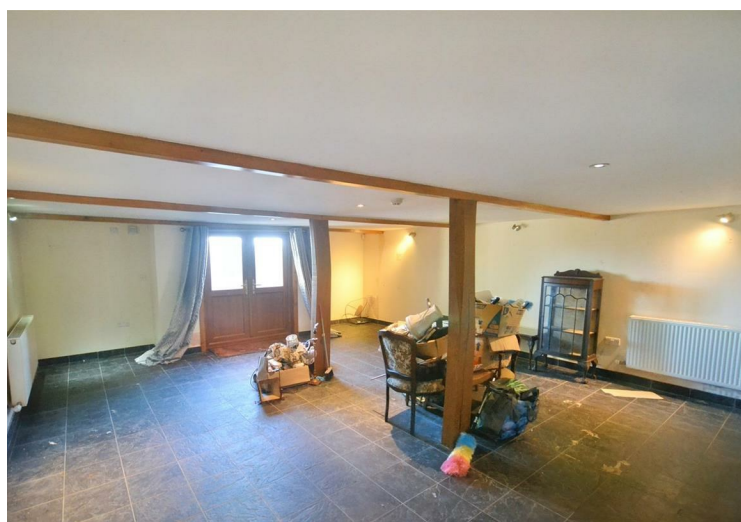
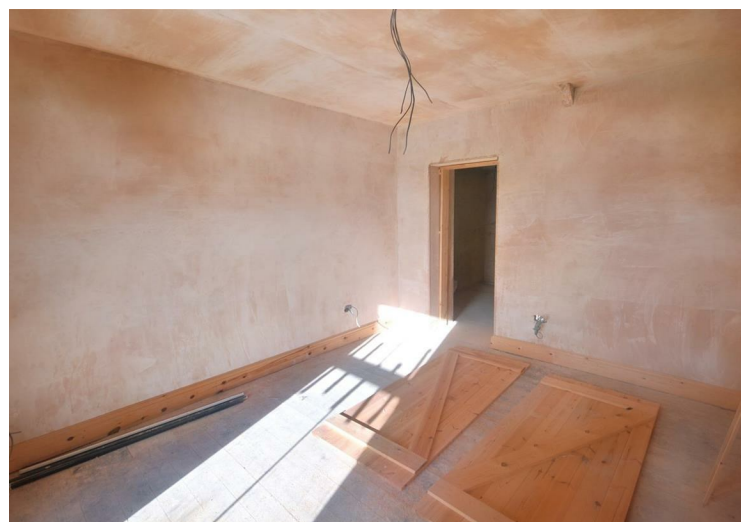
The Bungalow offers; an open plan kitchen/diner/living room, and a conservatory where you have the most amazing views over the surrounding countryside, offering a perfect spot to sit and relax. A family bathroom and three double bedrooms one of which benefits from an en suite. The bungalow is ready to move into and is currently occupied.

The Three Bedroom Farmhouse, which is in need of renovation, comprises; a kitchen, dining room, living room with a staircase leading up to the family bathroom and three bedrooms, the master benefiting from an en suite.

The Chalet comprises; an open plan living/dining room, utility room, kitchen, shower room and three rooms upstairs and is in need of some work.

Externally the property offers off-road parking for multiple vehicles. To the rear of the Bungalow, there is a patio area which can be enjoyed for alfresco dining in the summer and entertaining friends and family, whilst taking in the amazing views that surround you. The property also offers approximately 6.53 acres of land, which runs to the river.

Viewing is highly recommended to fully appreciate all that this property has to offer.



DIRECTIONS

From our Office in Dark Gate Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St. Continue onto Lammas St. Turn right onto Heol Dwr/Water St. Turn right at the 1st cross street onto St Catherine St. Continue onto Barn Rd. At the roundabout, take the 1st exit onto Francis Terrace. Continue onto Richmond Terrace. Richmond Terrace turns right and becomes Old Oak Ln. At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484. Continue to follow A484. At the roundabout, take the 1st exit onto Bronwydd Rd/A484. Turn right onto B4301. Turn left for Llanpumsaint. Turn left at the Railway Inn. Turn right for Ffynnon Henry. The property will then be on the left. What3Words Reference: husky.scripted.folds.

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