



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

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Castell Holfen Heol Yr Ysgol, Cefneithin, Llanelli, SA14 7EB

- 12-ACRE SMALLHOLDING (APPROXIMATELY)
- TWO STABLE BLOCKS
- OUTBUILDINGS
- BEAUTIFUL COUNTRYSIDE VIEWS
- HEATING - OIL
- FOUR BEDROOM DETACHED HOUSE
- ALL WEATHER TURN OUT AREA
- WALKING DISTANCE TO LOCAL FACILITIES AND SCHOOLS
- GOOD TRANSPORT LINKS
- EPC - TBC

£725,000



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The Agent that goes the Extra Mile

We Say...

Set in a truly enviable position in Cefneithin, this impressive family home offers the perfect blend of countryside living and everyday convenience. With approximately 12 acres of land, two stable blocks, and an all-weather turnout area, this is an outstanding opportunity for equestrian buyers or anyone seeking space and a lifestyle-led move. Despite its rural setting, the property enjoys an exceptional location, being within walking distance of the local schools, around one mile from Cross Hands Retail Park, and benefiting from excellent transport links, making commuting and access to amenities easy and practical.

The house extends to approximately 192 sq m (2,065 sq ft). The ground floor features a welcoming hallway with a staircase, a lounge, and an additional reception room. There is also a bright dining room that is ideal for entertaining, opening onto a fitted kitchen and the added practicality of a separate utility room and a convenient ground-floor WC.

Upstairs, the first floor offers four bedrooms, giving flexibility for families, guests, or work-from-home needs. A family bathroom serves the first-floor accommodation.

Externally, the grounds are a true highlight. The property sits within approximately 12 acres of land, offering excellent potential for grazing, paddocks, and further equestrian or smallholding use, subject to any necessary consents. The existing facilities include two stable blocks and an all-weather turnout area, creating a ready-made setup for horse owners and allowing for year-round use. The land surrounds the home, creating a scenic setting with a strong rural appeal.

This is a rare opportunity to acquire a home with land and established equestrian facilities in a highly accessible yet rural-feeling location. The property will appeal to horse owners, lifestyle buyers, and those seeking room to grow without sacrificing convenience, and viewing is highly recommended to fully appreciate the setting, land, and potential on offer.



LOCATION

Cefneithin offers the best of both worlds, combining countryside surroundings with superb day-to-day convenience. In addition to being within walking distance of a local school and close to Cross Hands Retail Park, the area benefits from excellent road links, providing easy access east and west.

DIRECTIONS

From our office in Carmarthen, head along Lammas Street toward Heol Y Felin, then continue onto Morfa Lane/B4312. At the roundabout, take the 2nd exit onto the A4242, then follow the A48 to Gorslas. At the roundabout, take the 1st exit onto the A40, and at Pensarn Roundabout, take the 2nd exit onto the A48. From there, turn right, then left onto Heol Y Foel, continue onto Heol-Y-Parc, and finally turn left onto Heol Yr Ysgol to reach the property. What Three Words ref - [///lobby.disprove.duty](#)

GENERAL INFORMATION

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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

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWPProps

<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/CFP JAN 26 DRAFT

LOCATION AERIAL VIEW



