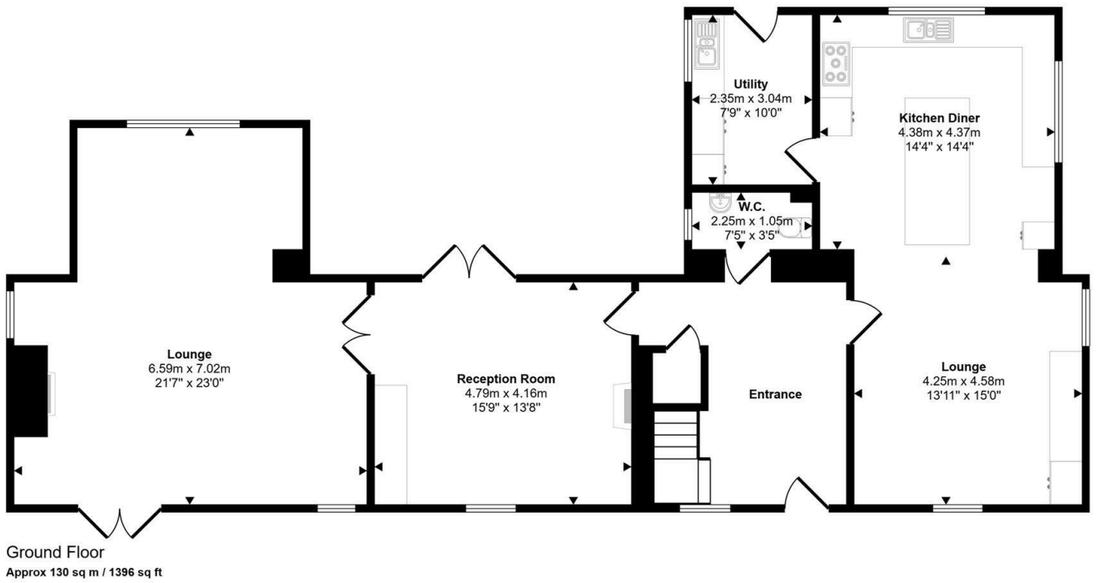



Ground Floor
**Approx 130 sq m / 1396 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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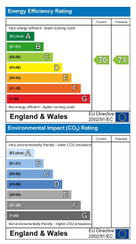






## "Gilfach Wen" Llanybri, Carmarthen, Carmarthenshire, SA33 5AN

- FIVE BEDROOM MAIN HOUSE
- 2.93 ACRES (APPROX)
- SUMMER HOUSE WITH WOOD BURNER
- 2.3 MILES (APPROX) FROM LLANSTEFFAN BEACH
- OIL CENTRAL HEATING
- TWO BEDROOM DETACHED ANNEX
- TRIPLE GARAGE, STABLES AND TACK ROOM
- 1.3 ACRE (APPROX) PADDOCK BY SEPARATE NEGOTIATION
- WIND TURBINE
- EPC C




## Offers In The Region Of £750,000

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***The Agent that goes the Extra Mile***

## We Say...

A rare opportunity to acquire Gilfach-Wen, an exceptional five-bedroom detached residence set within approximately 2.93 acres of beautifully maintained grounds, located just 2.3 miles from the picturesque Llansteffan beach. This beautifully presented home combines adaptable living with impressive eco credentials and a wide range of outdoor features, ideal for those seeking a peaceful countryside setting with contemporary comforts.

The main house provides thoughtfully designed accommodation, including an open-plan kitchen and dining area that is ideal for everyday living and entertaining. Two welcoming reception rooms offer comfortable areas for relaxation, while the family bathroom and five bedrooms—including two with en-suite facilities—are arranged to suit the needs of a modern household. The home is in excellent condition and is offered with no onward chain.

In addition to the main residence, a detached two-bedroom annex offers outstanding flexibility. It is ideally suited for extended family, visiting guests, or as a source of income through holiday letting.
The grounds are well equipped for a variety of pursuits. Outbuildings include a stable block with tack room, workshop, triple garage, and a timber summer house with wood burner. Whether you're interested in equestrian activities, creative projects, or smallholding ambitions, this property provides excellent facilities. A separate 1.3-acre paddock, located approximately 300 yards down the lane, offers additional grazing or recreational space is available by separate negotiation.

For those with a focus on sustainability, the property includes several eco-friendly features. A 5.5 kW/h wind turbine, solar thermal tubes for hot water, and an electric vehicle charging point contribute to reducing environmental impact and energy costs. These forward-thinking additions support a more self-sufficient and environmentally responsible lifestyle.








## DIRECTIONS

Our office in Carmarthen is located on Dark Gate in the town centre. From there, head west on the A484 towards Johnstown. Continue on the A484 for approximately 2 miles, then turn left at the junction signposted for Llangain. Follow this road through the village of Llangain, continuing past the church. After roughly 1.5 miles, turn left onto a smaller country lane. Follow this lane for a short distance until you reach the entrance located at what3words ///cloth.footballers.rank.

## 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
HEATING: Oil

ref: CFP / IRK / MAY/ 25/ DRAFT

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

## LOCATION AERIAL VIEW

