



Ysgubor Barn, Lletty-Tegan Farm

guide price £390,000- £400,000

- Guide Price £390,000 to £400,000
- Three-Bedroom Character Barn Conversion
- Roughly 3 Acres of Land with Countryside Views All Around
- Spacious Living Areas to Include a Large Conservatory
- Parking for Multiple Vehicles
- Semi-Rural Location Close to Local Market Towns
- Impressive Garden with Home Office, Patio and Lawn
- Excellent Transport Links Via the A48
- EPC Rating: C



3 1 2

Pinkmove

01633 746088
team@pinkmove.co.uk



Pinkmove

About the property

Nestled within the picturesque semi-rural setting of Lletty-Tegan Farm near Carmarthen, this charming three-bedroom barn conversion offers a rare opportunity to enjoy countryside living with no onward chain. Set on approximately three acres of land, the property combines rustic character with modern comforts.

Inside, the home boasts a welcoming lounge/diner adorned with exposed wooden beams, creating a warm and homely atmosphere. A bright and spacious conservatory provides stunning views of the surrounding landscape, while a dedicated home office offers flexibility for remote working. The well-appointed kitchen features generous counter space and ample storage. Upstairs, you'll find three versatile bedrooms and a family bathroom.

Externally, the property impresses with an expansive rear garden complete with a garden office, a large lawn, and a patio area enhanced by a charming pergola—ideal for outdoor entertaining. The pebble driveway comfortably accommodates multiple vehicles and leads to three outbuildings, one currently serving as a private bar, adding a unique touch to this delightful home.

Located just a short drive from Carmarthen, residents can enjoy the vibrant market town with its array of shops, restaurants, and cultural attractions. The area is well-served by reputable schools and offers excellent transport links, including easy access to the A40 and rail connections, ensuring convenient travel across West Wales and beyond.



Pinkmove



Pinkmove



Accommodation

Lounge/Diner

14' 4" x 22' 9" (4.37m x 6.93m)

Conservatory

18' 5" x 11' 11" (5.61m x 3.63m)

Kitchen

14' 4" x 13' 11" (4.37m x 4.24m)

Porch/Office

6' 6" x 10' (1.98m x 3.05m)

Bedroom 1

14' 6" x 11' 1" (4.42m x 3.38m)

En-Suite

3' 2" x 5' 7" (0.97m x 1.70m)

Bedroom 2

7' 8" x 10' 11" (2.34m x 3.33m)

Bedroom 3

8' 4" x 10' 6" (2.54m x 3.20m)

Bathroom

5' 11" x 6' 10" (1.80m x 2.08m)

Agent Note:

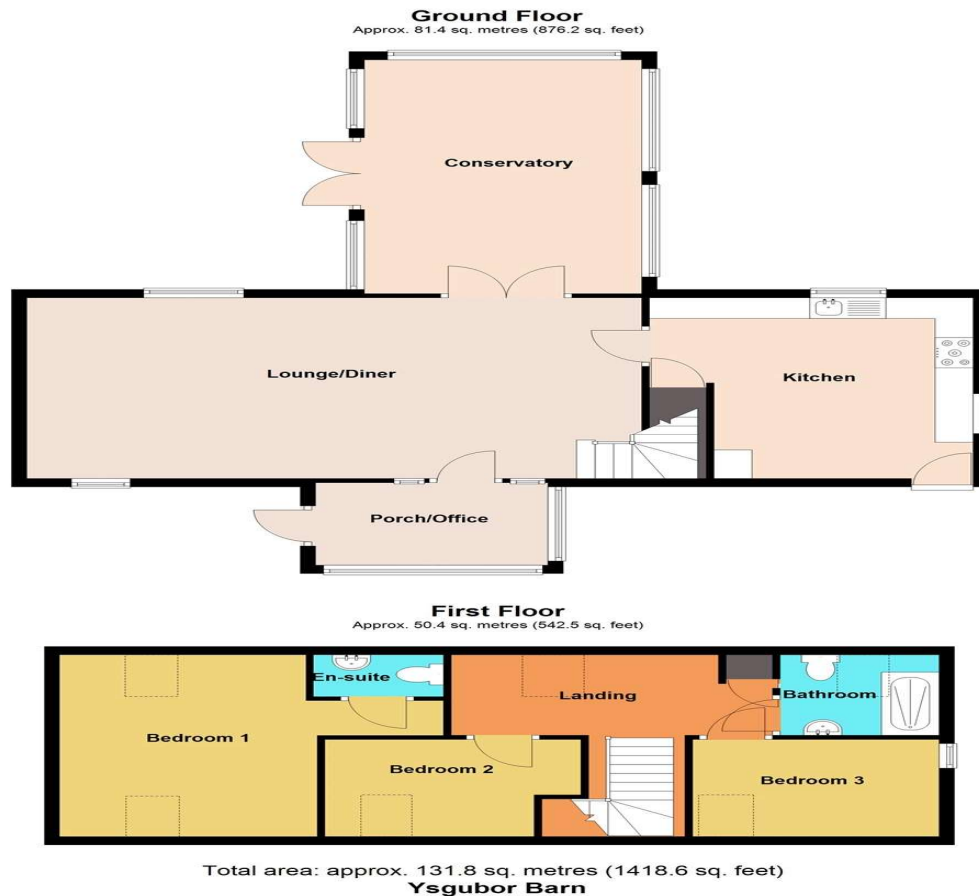
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01633 746088

team@pinkmove.co.uk

Pinkmove

Floorplan



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

