

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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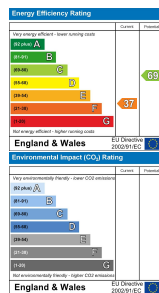


### Ffoslyn Isaf Blaenycloed Road, Carmarthen, Carmarthenshire, SA33 6EH

- BARN CONVERSION
- THREE BATHROOMS
- RANGE OF OUTBUILDINGS
- WOODLAND AND GARDENS
- HEATING - LPG GAS
- FOUR BEDROOMS
- COUNTRYSIDE VIEWS
- THREE ACRES APROX
- SOUTHFACING BALCONY OFF KITCHEN
- EPC - F

**Offers In Excess Of £680,000**

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**The Agent that goes the Extra Mile**





## We Say...

Welcome to this stunning barn conversion offering a unique blend of modern comfort and rustic charm, just fifteen minutes from Carmarthen. Boasting two reception rooms with original features and wood burning fireplace, four double bedrooms and three bathrooms this property is perfect for those seeking a peaceful countryside retreat.

One of the standout features of this property is its panoramic country views, providing a serene backdrop for everyday living. The location offers a tranquil escape from the hustle and bustle of city life, allowing you to truly unwind and connect with nature.

With parking space for up to seven vehicles and a double garage, you'll have plenty of room for guests to visit and explore the surrounding area. Additionally, the range of outbuildings provides ample storage space, the potential for conversion into additional living areas or running a small business, making this property a versatile investment.

If you're looking for a quality barn conversion with character, space, and breathtaking views, this property on Blaenycod Road is a must-see. Don't miss out on the opportunity to make this idyllic countryside retreat your new home.

Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, Carmarthen has been a market town since Roman times and the indoor market sells everything from arts and crafts to local food and drink. On Wednesdays and Saturdays, the outdoor market also comes to town. Beyond the market, Carmarthen is full of interesting independent shops as well as St Catherines Shopping Centre which also include restaurants and Vue Cinema. The town is the location of the headquarters of Dyfed Powys Police, The University of Wales, Trinity Saint David and Glangwilli General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English.

What 3 Words:///headrest.boss.unclaimed

Internet download speed 24.50 and upload 1.38 Mb





DIRECTIONS

From our office on Dark Gate in Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn right onto Heol Dwr/Water St, Continue onto Fountain Hall Terrace, Continue onto Lime Grove Ave, Slight right onto Elim Rd, Turn left before the golf club, The property is on the left. What3Words Reference; headrest.boss.unclaimed

GENERAL INFORMATION

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VIEWING: STRICTLY 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 E  
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.  
IRK/REM/07/24 OK

LOCATION AERIAL VIEW

