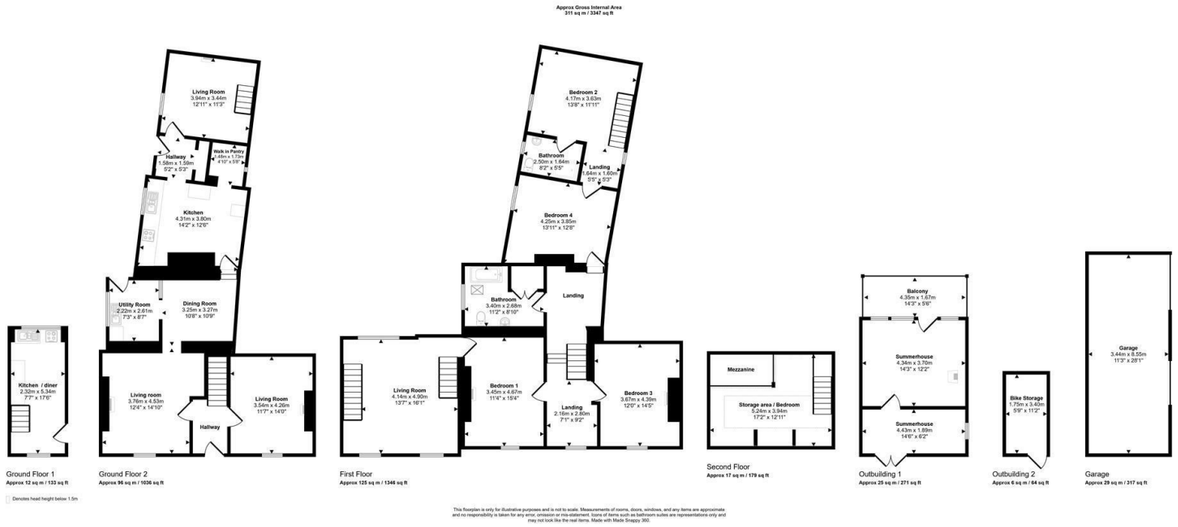


WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

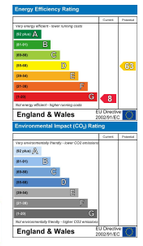
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



Clydfan Cynwyl Elfed, Carmarthen, Carmarthenshire, SA33 6TL

- Terraced House, with off road parking
- Five Bedrooms
- Garden with summer house
- 0.88 acre plot (approx)
- Heating: Air Source Heat Pump
- No Chain
- Three Reception Rooms
- Countryside Views
- Solar Panels
- EPC - G



£489,995

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The Property Ombudsman

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

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We Say...

Set within approximately 0.88 acres of grounds, this versatile terraced home with off-road parking is located in the sought-after village of Cynwyl Elfed. The property enjoys a convenient position with a good range of local amenities nearby and lies approximately 7 miles from the market town of Carmarthen. Offered with no chain, the property can be sold as is, with the option to purchase fully furnished.

This five-bedroom home offers highly adaptable accommodation, ideal for multi-generational living. With four reception rooms, the layout provides excellent flexibility for family life, work, and leisure. Original fireplaces and period features add charm and character throughout.

The grounds are a particular feature of the property, comprising lawns, mature trees, and a wood cabin equipped with electricity, water, and internet, providing space for hobbies, relaxation, or a dedicated home office. A river runs along the boundary of the garden, creating a peaceful natural backdrop, complemented by attractive countryside views. The outdoor space also includes a garage/workshop, storage sheds, a fully functional log cabin with, heating, electricity, water and a generous driveway with parking for four to five vehicles.

Beyond the home itself, the property offers significant potential for business use (STPP), with scope for kennels, a cattery, or a market garden, making it a rare opportunity for those seeking a property with lifestyle and income possibilities.

The well-considered layout balances sociable family spaces with private retreats, providing the flexibility to adapt the accommodation as needs change, making this a truly unique home for modern living.

Location

The County town of Carmarthen lays claim to being the oldest town in Wales, boasting a strong Roman heritage dating back to AD c75. Situated on the River Towy eight miles north of its mouth at Carmarthen Bay, the town is the location of the headquarters of Dyfed Powys Police, the Carmarthen Campus of The University of Wales, Trinity Saint David and The West Wales General Hospital. The town is well served by numerous primary schools and two secondary schools offering education through the medium of Welsh and English. The former cattle market in the heart of the town has undergone massive regeneration and the new shopping centre now houses most high street names, a Vue Cinema complex, restaurants, bars and a multi-storey car park. The town is also served by direct inter city trains from West Wales to London and Manchester.







DIRECTIONS

From Dark Gate in Carmarthen, head out onto Lammas Street and follow signs for the A484. Continue on the A484, going through the roundabouts and following it onto Bronwydd Road. Stay on the A484 until you reach Cynwyl Elfed, Carmarthen SA33, which will be on your left. What three words: control.adverbs.prospered

GENERAL INFORMATION

GENERAL INFORMATION
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 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/LSM/OK/09/25

LOCATION AERIAL VIEW





