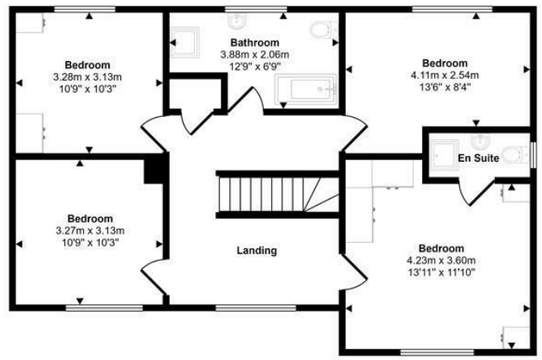
Approx Gross Internal Area
174 sq m / 1878 sq ft



Ground Floor
Approx 96 sq m / 1029 sq ft



First Floor
Approx 79 sq m / 849 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.

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.
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.
CFP/REM/08/23 OK

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

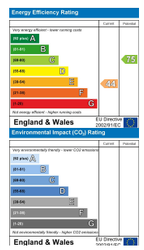
9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk



Sisial Y Nant Pencader, Carmarthenshire, SA39 9HL

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- INCREDIBLE GARDEN
- CLOSE TO LOCAL AMENITIES
- OIL HEATING
- FOUR BEDROOMS
- OFF ROAD PARKING
- ** NO ONWARD CHAIN **
- APPROX 0.75 OF AN ACRE PLOT
- EPC RATING: E



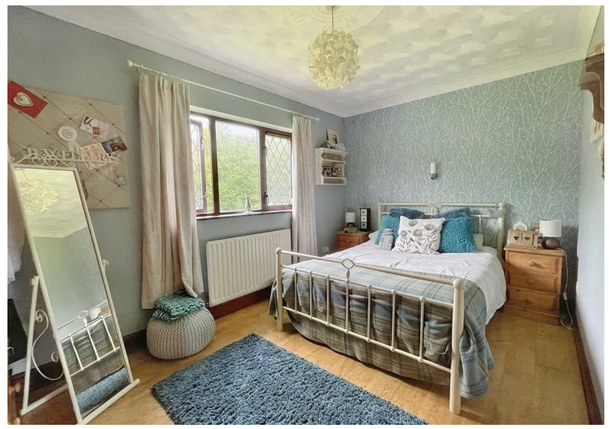
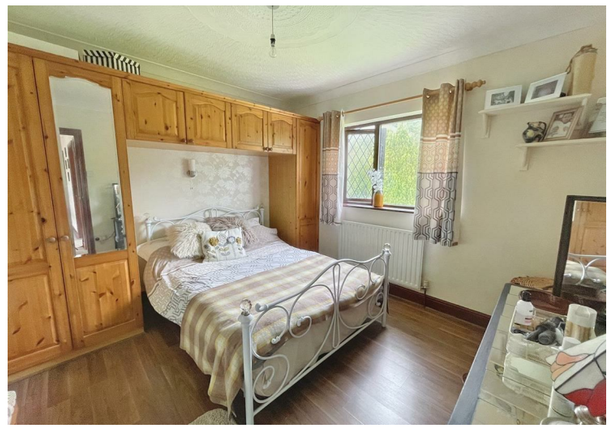
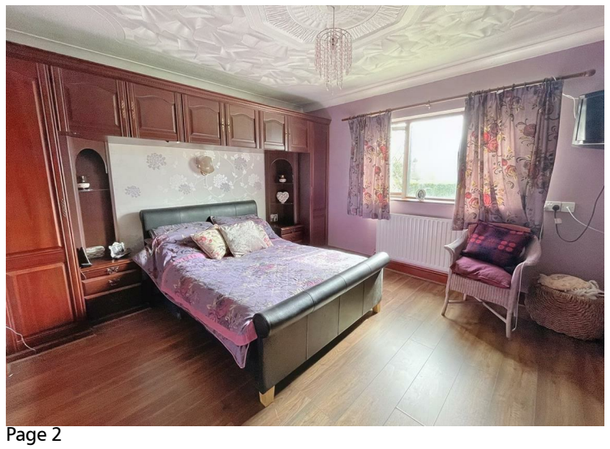
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The Agent that goes the Extra Mile









NO ONWARD CHAIN – A Rare Opportunity on Just Under an Acre

Nestled within a generous plot approaching an acre, this charming four-bedroom family home offers the perfect blend of countryside living and modern comfort. Whether you're dreaming of a thriving vegetable garden, space for children to explore, or simply want to enjoy the serenity of a beautifully landscaped outdoor haven, this property delivers.

The house itself is thoughtfully designed and well-presented throughout. The accommodation briefly comprises: a welcoming entrance hall, a cosy living room with a feature wood-burning stove – ideal for relaxing evenings – and a separate lounge with patio doors that open directly onto the garden. The heart of the home is an open-plan kitchen and dining area, perfect for entertaining, with a practical utility room and a separate WC completing the ground floor.

Upstairs, you'll find four double bedrooms. The master bedroom benefits from an en suite shower room, while the family bathroom offers both a separate shower and a bath – ideal for a busy household.

Outside, the gardens are where this property truly shines. A gated driveway provides ample off-road parking to the front, while the expansive rear garden is a private sanctuary. There is a beautiful patio area, perfect for al fresco dining, with the soothing sound of a nearby stream creating a peaceful atmosphere. The grounds offer a wealth of potential – whether for a large vegetable plot, orchard, or even keeping chickens – and provide plenty of space for children to play and adults to unwind.

This is a rare opportunity to secure a home with both space and seclusion, all while being offered with no onward chain. Early viewing is highly recommended.





DIRECTIONS

From our office on Dark Gate Carmarthen, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn right onto Heol Dwr/Water St, Turn right at the 1st cross street onto St Catherine St, Continue onto Barn Rd, At the roundabout, take the 1st exit onto Francis Terrace, Continue onto Richmond Terrace, Richmond Terrace turns right and becomes Old Oak Ln, At the roundabout, take the 1st exit onto Oak Terrace/Priory St/A484, Continue to follow A484, At the roundabout, take the 1st exit onto Bronwydd Rd/A484, At the roundabout, take the 2nd exit onto Dolgwili Rd/A4243, At the roundabout, take the 1st exit onto Dolgwili Rd/A485, Continue to follow A485, Turn left onto B4459, Continue for 1.9 mile, The property will be on your left.
What3Words Reference: ///blunders.rang.knees

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.