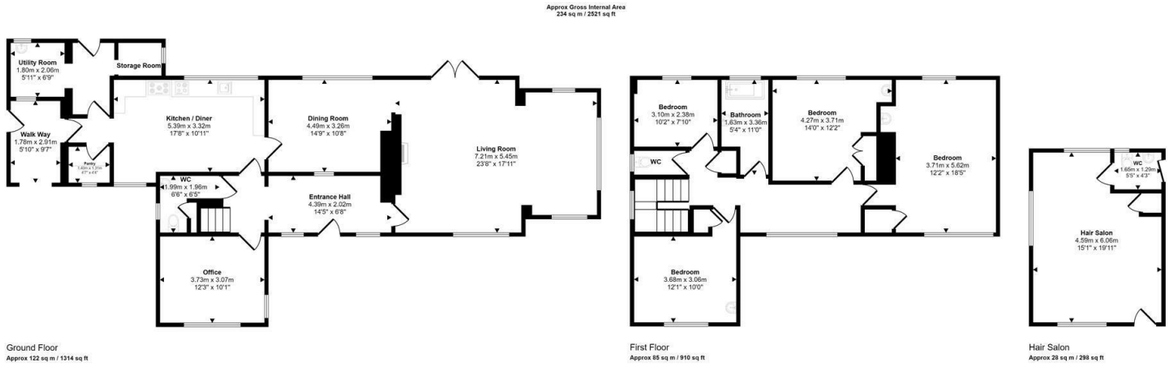


GENERAL INFORMATION
VIEWING: STRICTLY BY APPOINTMENT ONLY via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band G
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/
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/06/24 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.

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

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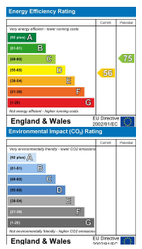




Nant Y Coed Capel Dewi Road, Capel Dewi, Carmarthen, Carmarthenshire, SA32 8AY

- FOUR BEDROOM DETACHED HOUSE
- RURAL VIEWS AND LOCATION
- DOUBLE GARAGE
- 4.5 MILES APPROXIMATELY TO CARMARTHEN
- OIL FIRED CENTRAL HEATING
- 2.15 ACRES APPROXIMATELY
- WRAP AROUND GARDEN
- EASY ACCESS TO MOTORWAY
- WOOD BURNER
- EPC RATING D

£635,000



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The Agent that goes the Extra Mile

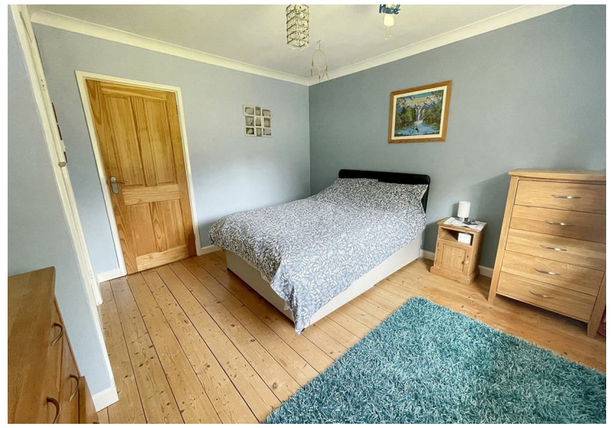


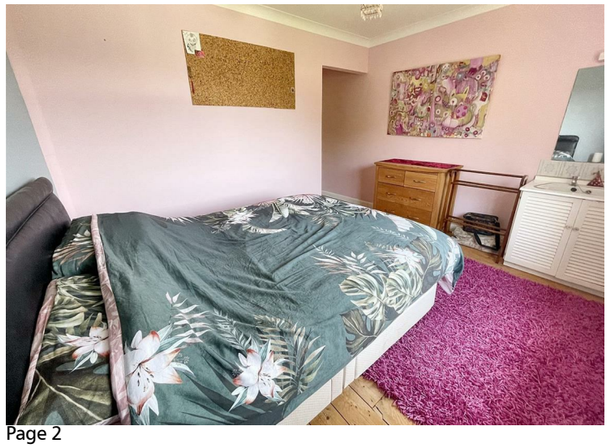


















Nestled in the picturesque village of Capel Dewi, Carmarthen, this traditional family detached house offers a perfect blend of modern living and rural charm. Boasting two reception rooms and four double bedrooms, this property provides ample space for comfortable living. With two bathrooms and a double garage, convenience is key in this home.

One of the standout features of this property is the expansive 2.15 acres (approximately) of garden and woodland, offering a tranquil retreat right at your doorstep. Imagine enjoying your morning coffee while taking in the serene rural views that surround the property.

Parking will never be an issue with space for up to eight vehicles, making hosting gatherings a breeze. Additionally, the outbuilding, currently registered as a business, presents a fantastic opportunity to be converted into additional accommodation, subject to planning permission.

The contemporary design of the house adds a touch of elegance to the property, making it a truly desirable place to call home. Whether you're looking for a peaceful countryside escape or a spacious family home, this property on Capel Dewi Road has it all.

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.







DIRECTIONS

From our office in Carmarthen - Follow Lammas St to Morfa Ln/B4312, Head west on Dark Gate towards Heol Y Felin/Mill St, Continue onto Lammas St, Turn left onto Morfa Ln/B4312, At the roundabout, take the 1st exit onto A4242, Go through 1 roundabout, Turn right onto A484, At the roundabout, take the 1st exit onto Heol Llangynnwr/A484, At the roundabout, take the 3rd exit onto Heol Llangynnwr/B4300, Turn left onto Capel Dewi Rd/B4300, Continue to follow B4300 and the property will be on your right. What Three Words Reference - ///width.cheerful.wants

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