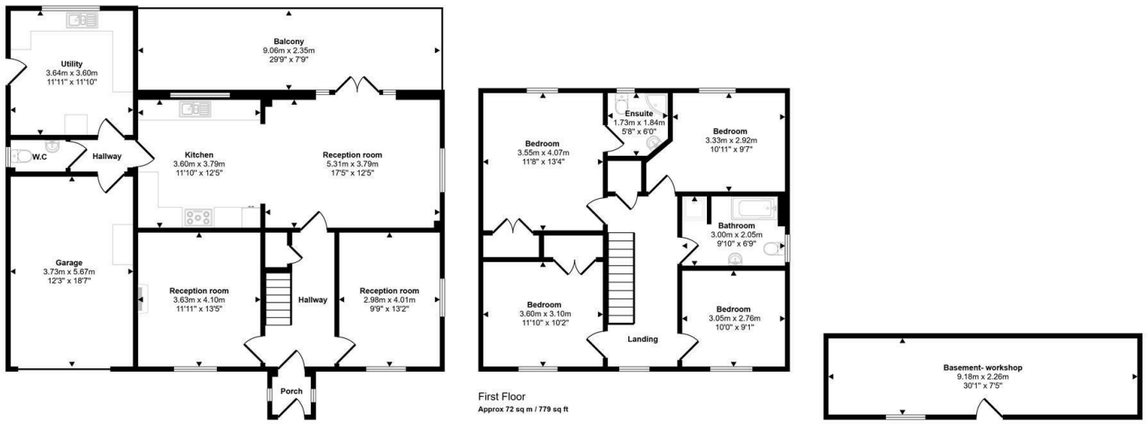
Approx Gross Internal Area
207 sq m / 2228 sq ft



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.

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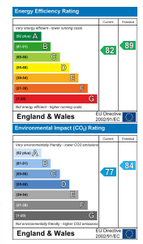
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We Say...

Occupying an elevated position with panoramic countryside views, this detached four double bedroom home is situated just outside the rural village of Talog, with the market town of Carmarthen approximately a 25-minute drive away.

Offering a versatile layout, the property is well suited to modern family living. The open-plan kitchen, dining and living area forms the heart of the home, creating a sociable space for everyday life and entertaining, with doors opening onto the first-floor terrace where the surrounding countryside provides an impressive backdrop. The property also benefits from three reception rooms, a utility room and a downstairs W.C., adding flexibility to the accommodation.

The first floor offers four double bedrooms, including a principal bedroom with an en-suite, together with a family bathroom.

Outside, the gardens have been designed to make the most of the far-reaching rural views, while off-road parking, a garage and a lower ground floor workshop provide excellent space for storage, hobbies or working from home. Combining a practical layout with an exceptional setting, this is an excellent opportunity to enjoy countryside living while remaining within easy reach of Carmarthen and its range of amenities.







DIRECTIONS

From Dark Gate in Carmarthen town centre, head along Lammas Street before turning right onto Water Street. Continue through Fountain Hall Terrace and Lime Grove Avenue before following Trevaughan Road, which becomes Henfwlch Road. Remain on this road for several miles, then turn left and continue for approximately 4 miles. Take the next left, where the property will be found on the left-hand side.
What3words: ///tiger.playfully.bond

GENERAL INFORMATION

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 F
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/JTP/07/26 DRAFT

LOCATION AERIAL VIEW

