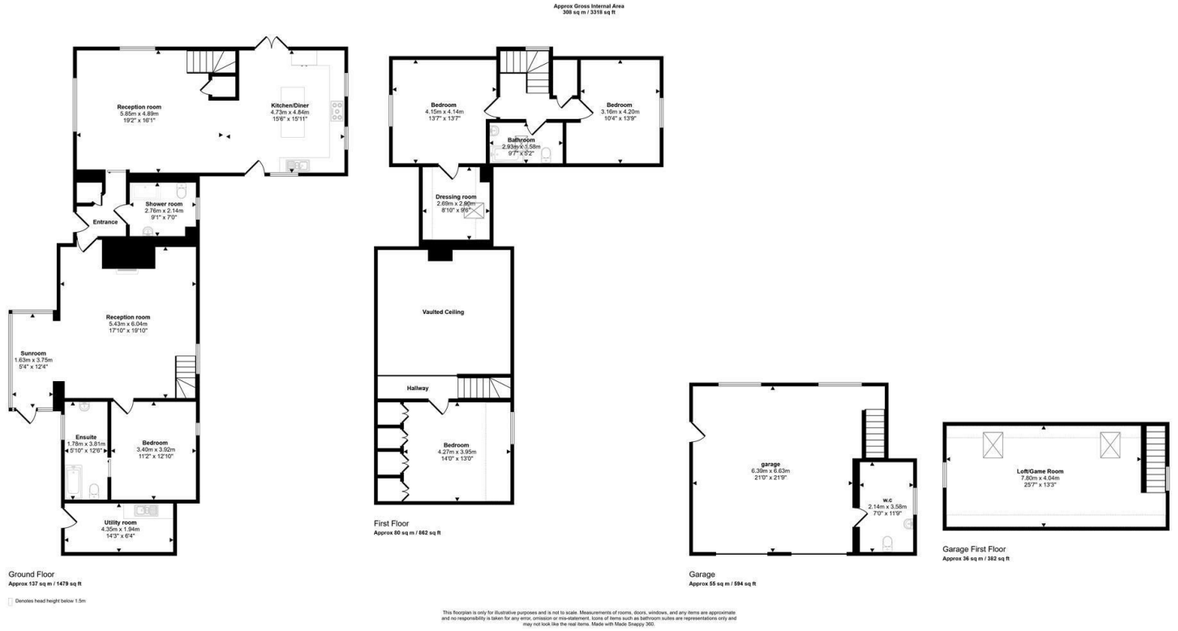


WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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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9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk
TELEPHONE: 01267 236655

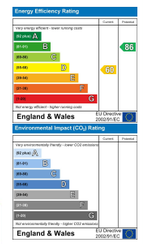
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Bwthyn Bach Capel Dewi, Carmarthen, SA32 8AH

- DETACHED HOUSE
- TWO RECEPTION ROOMS
- DOUBLE GARAGE
- APPROXIMATELY FIVE AND A HALF ACRE PLOT
- EPC-D
- FOUR BEDROOMS
- ENSUITE & SHOWER ROOM
- BEAUTIFULLY PRESENTED
- COUNTRYSIDE VIEWS
- HEATING- OIL



£650,000

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The Property Ombudsman

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We Say...

Bwthyn Bach is a detached four-double-bedroom home set within approximately 5.5 acres of countryside, enjoying a peaceful rural setting with far-reaching views while remaining conveniently close to Carmarthen and its amenities.

The accommodation features two reception rooms, including a living room with a wood-burning stove. The principal bedroom is located on the ground floor and benefits from an en-suite bathroom, making it well suited to those seeking single-level accommodation or multi-generational living. There is also a ground floor shower room located in between the two reception rooms. The remaining three double bedrooms are on the first floor, with one benefiting from a dressing room. The property also includes a first-floor bath room located between the bedrooms.

Approached via a private driveway, Bwthyn Bach is set within well-maintained grounds. A front lawn provides an attractive approach, while a rear lawn with an outdoor patio offers space for outdoor enjoyment. Beyond the gardens are two paddocks, a woodland area that wraps around the pond and connects with the front lawn overlooking the surrounding countryside.

The property also benefits from a detached double garage with a converted loft room, above and a down stairs cloakroom with the added potential of being a shower room,offering excellent flexibility. Subject to the necessary consents, this space provides annexe potential for guest accommodation, multi-generational living or a home office.

Combining versatile accommodation, extensive grounds and useful outbuildings, Bwthyn Bach offers an opportunity to enjoy rural living while remaining within easy reach of Carmarthen and surrounding amenities as well as easy access to A48 and Swansea









DIRECTIONS

From Dark Gate in Carmarthen, head towards Heol Y Felin (Mill Street) and continue onto Lammas Street. Turn left onto Morfa Lane (B4312). At the first roundabout, take the second exit onto the A4242. At the next roundabout, take the first exit onto the A40. Continue to the Pensarn Roundabout and take the second exit onto the A48. Stay on the A48 for about 5 miles, then turn left. Your destination will be on the left-hand side.

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: 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/JTP/06/26 DRAFTCFP

LOCATION AERIAL VIEW

