



Llanfynydd Road  
Carmarthen  
SA32

Offers in Excess of £399,000

bettermove

# Llanfynydd Road Carmarthen

Bettermove are proud to present this 4 bedroom detached house in Carmarthen.

This property benefits from double glazing and oil central heating throughout, with ample off road parking available.

The council tax band is F.

Set on a generous 3.5-acre smallholding, this charming countryside property offers space, versatility, and stunning rural views. The ground floor features a spacious lounge/dining area, complete with a cosy log-burning stove, a well-appointed kitchen/breakfast room, a practical utility room with access to a shower room and storage area, a traditional scullery, and a bright and inviting sunroom. Upstairs, you'll find four good sized bedrooms and a family bathroom, with a staircase leading to a useful attic room that offers potential for a home office, hobby room, or extra storage. Outside, the expansive grounds include a variety of outbuildings, small paddocks, and field shelters, ideal for those with equestrian or smallholding interests. Surrounded by beautiful open countryside, this property is perfect for those seeking a peaceful rural lifestyle with ample outdoor space to enjoy during the warmer months.

Located in the popular town of Carmarthen, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Llandeilo and Ffairfach Railway Stations, local bus routes, and close access to the A40 and A48, leading to the M4.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





TY PENRHOS SA32 7DB  
 Not to Scale : For Identification Only  
 Total area: approx. 191.8 sq. metres (2064.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	40	76
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	34	63
England, Scotland & Wales		
	EU Directive 2002/91/EC	





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