

*Executive style Property on Outskirts of Carmarthen Town. Character Modern Living, Elevated Position with Views. Good Sized Parking and Gardens, Patio Area to Enjoy the Evening Sunsets.*



**The Old Farmhouse Towy Castle, Uplands, Carmarthen. SA32 8DY.**

**£590,000 Offers in Region of**

**R/4371/NT**

\*\*\* SUPERB VIEWS TO REAR AND SIDE.\*\*\* A superbly presented Residence of character and charm having been lovingly cared for by the present owners.\*\*\* Large open plan living area with patio doors to enjoy the views.\*\*\* The sitting area has a wood burner to enjoy the cozy nights in and opening out to a great kitchen dining area with aspect to rear to enjoy the gardens and views down to Carmarthen Bay and the Towy Valley and estuary.\*\*\* The well presented light and roomy accommodation is spread over 3 floors with 3 of the 5 bedrooms being en suite. \*\*\* Separate sitting room the property is ideally suited for the growing family.\*\*\* Tarmac drive and parking area with lovely garden and patio area to enjoy the views from the property.\*\*\*

The property is part of has 2 neighboring properties and is situated 4 miles from Carmarthen Town with shops and Dual carriageway connection to the M4. Pembrey Country Park is 9 miles approx.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## Location

4 miles from the county and market town of Carmarthen which offers great facilities including shops, Lyric Theatre and cinema, junior and secondary schools, bus and rail stations, dual carriageway connection via the A 40 & 48 connecting to the M4. to the south is the estuary village of Ferryside with boat club 2 miles. The township of Kidwelly well known for its picturesque castle and shops is 7 miles. Pembrey Country Park with large sandy beach, enclosed cycle track, dry ski slope, woodland walks etc is 9 miles. Burry Port Harbor is a further mile and 2 golf courses Machynys and Ashburnham is in the same location. Ffoslas Horse Racing Course and Golf course at Carway 10 miles approx.

## Reception Porch

Coat hanging area and door to



## Hallway

Staircase, coat hanging area and doors to

## Sitting Room

4.09m x 4.95m (13' 5" x 16' 3")

Double glazed window to front, radiator and inset spotlights over.



## Living/ Dining Area

4.4m x 9.8m (14' 5" x 32' 2")

Wooburner set on slate hearth. Tilt and turn window to front. Patio doors to rear with side glazed panels, 2 radiators Dining area and opening out to



## Kitchen / Breakfast Room.

5.5m x 4.7m (18' 1" x 15' 5")

Range of base units with worktops over and matching wall units. Tall units and Island with breakfast bar. Sink unit with single drainer. Fitted dish washer, Fridge and Freezer. Cooker and hob with extractor fan over. Inset spot lights over. Patio doors with side glazed panels overlooking the patio area,



garden and beyond.



### Side Entrance Hallway

Radiator window to rear and door to

### Bathroom

2.9m x 2.58m (9' 6" x 8' 6")

Corner Jacuzzi Bath mixer tap and shower attachment, shower cubicle, wc, wash hand basin, opaque double glazed window to side, tiled walls and floor and radiator.



### Utility

3m x 4.4m (9' 10" x 14' 5")

One and a half bowl sink unit single drainer with base unit. Pressurized tank system, range of base units with worktops over and matching wall units. Plumbing for washing machine and Tilt and turn double glazed window to front.



### Landing

Staircase and door to

### Bedroom

3.2m x 4.3m (10' 6" x 14' 1")

Double glazed tilt and turn window to front, inset spotlights over, Radiator and door to



### En Suite

2m x 3.25m (6' 7" x 10' 8")

Shower cubicle ( 1.27 x .90m), wash hand basin, wc, chrome towel radiator. Store cupboard with 4 doors.

### Bedroom

3.6m x 3.89m (11' 10" x 12' 9")

Double aspect to front and side, tilt and turn windows. Fitted wardrobe with 3 doors. Radiator and inset spotlights over.



### Family Bathroom

2.8m x 3.7m (9' 2" x 12' 2")

WC, Freestanding Victorian style rolltop bath with mixer tap and shower attachment. His and Hers wash hand basins, radiator and towel pipe over. Tilt and turn opaque double glazed window to rear, tongue and grooved to dado. Inset spotlights over and wall lights.



### Bedroom

3.2m x 5.1m (10' 6" x 16' 9")

Fitted wardrobe with 4 doors. Tilt and turn double glazed window to rear. Radiator



### Bedroom

3.17m x 5.2m (10' 5" x 17' 1")

Fitted wardrobe with 4 doors, . Tilt and turn double glazed window to front, radiator and door to





## En Suite

3.7m x 1.5m (12' 2" x 4' 11")

Shower cubicle, wc, wash hand basin, chrome towel radiator, tiled floor and walls, inset spotlights over.



## Bedroom/ office / sitting Room

2.40m x 6.9m (7' 10" x 22' 8")

Triple aspect front velux window, window to side and rear. Further 2.7m x 2.8m area L shaped.



## Bedroom

3.6m x 4.6m (11' 10" x 15' 1")

Window to side and velux window to rear with views. Fitted wardrobe 3 x doors.



## Dressing Room

4.47m x 2.88m (14' 8" x 9' 5")

Suitable as office, velux window to front and radiator.



## En suite

2.46m x 2.21m (8' 1" x 7' 3")

Shower cubicle, wc, wash hand basin, tiled floor and walls. Velux window to front.





### **Externally**

Shared drive dividing to its own access and entry to the front and side tarmac parking and turning area with ample parking & turning area. Garage with double doors. Side access and 2 patio accesses from the kitchen. From the patio you look over the enclosed garden area and some superb views are enjoyed of the Towy Valley and the bay at Ferryside and Llansteffan and looking up towards Carmarthen Town. Raised stone borders with shrubs and flowers, lawned garden and secondary decked patio area off the main area, a superb aspect and views of the surrounding countryside.

### **Services**

Mains Water and electric with private drainage and oil central heating system.

### **Tenure**

We are informed that the property is freehold.

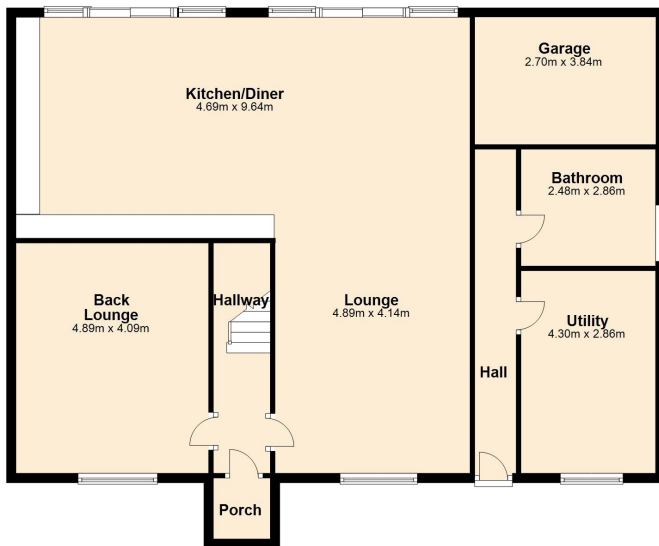
### **Council Tax Band**

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - F

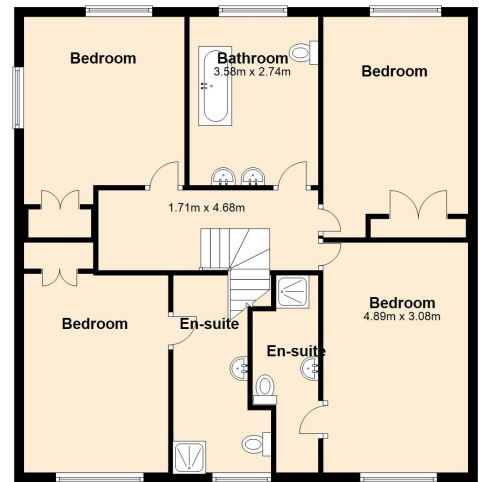
### **Money Laundering Regulations**

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

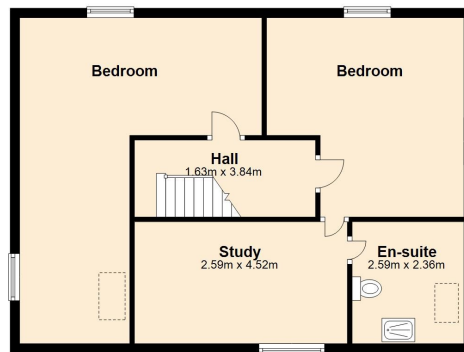
**Ground Floor**  
Approx. 133.1 sq. metres



**First Floor**  
Approx. 91.5 sq. metres



**Second Floor**  
Approx. 64.7 sq. metres



Total area: approx. 289.3 sq. metres

This plan is for illustrative purposes only. Sizes and dimensions are approximate, actual may vary.  
Plan produced using PlanUp.

## MATERIAL INFORMATION

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**Council Tax:** Band F

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (49)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





## Directions

Directions :


From Carmarthen take the A 484 south towards Llanelli and Pembrey Country Park. Travel through the village of Cwmffrwd and Idole. After about a mile just after a lay by on the right and bus stop/shelter and by a chapel on the left ( Rama Chapel) turn opposite to the right. Carry on the country road leading to Towy Castle Care Home and on a sharp left bend turn right ( Straight On). By the entrance to the care home turn right and keep to the left to enter the yard of the property.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies) . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

To keep up to date please visit our Website, Facebook and Instagram Page.

## 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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

T: 01267 493444

E: [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)  
[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



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