

*Panoramic Views is an Understatement. Beautifully Converted Barn with an enviable location.  
Pony Paddock or garden, Multi Purpose Workshop/Building and Summer House.*



**Cwmrheiddol, Whitemill, Carmarthen. SA32 7HH.**

**£600,000**

**REF: R/4348/NT**

\*\*\* A superb location with far reaching views to the rear. Part of a small development with only 2 other neighbors.\*\*\* The conversion has been tastefully done and the property offers versatile living accommodation is superbly presented and in good decorative order. Offering light and roomy accommodation with lovely character features including galleried landing, vaulted ceilings, beams, wood burner and wooden floors. \*\*\*A superb sun room to the rear to enjoy the superb views from the property. Set in just over an acre with summer house and multi purpose enclosed outbuilding, pony paddock, run the dogs or sheep field. Solar panels and feed back tariff to the grid.\*\*\* The property is a one off and viewing is highly recommended. \*\*\*

\*\*\*Situated in a rural location but only 7 miles from Carmarthen Town and close to West Wales General Hospital.\*\*\*



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## Agents Comments

A rare opportunity for a quality and homely barn conversion with panoramic far reaching views enjoyed from the property. The barn has been tastefully converted and retains much of its character and charm with exposed beams, vaulted ceilings, woodburner, superb open plan kitchen area and sun room to rear to enjoy far reaching views which includes The Black Mountains and Preseli Mountains and overlooking Carmarthenshire. Garden and pony paddock to the rear of the property. Double glazing and oil central heating with under floor heating to ground floor.

## Location

Situated between the villages of Peniel, Rhydargaeau, Abergwili and Whitemill in a rural but convenient location. Carmarthen Town is 7 miles approx with excellent traditional and national retailers, Lyric Theater and cinema, leisure centre, eateries, bus and rail stations with dual carriageway connection to the M4 and convenient to travel west to Pembrokeshire to the popular destinations of Tenby, Saundersfoot, Pendine and Laugharne. To the north 25 miles approx is Ceredigion Coastline where some superb views are enjoyed including watching the dolphins in the Bay. Brechfa Forest is 2 miles where walks and endurance horse and endurance cycling can be enjoyed.



## Kitchen

8.2m x 5.05m (26' 11" x 16' 7")

A range of base units with granite worktops over and matching wall units. Ceramic sink unit with single drainer.

Electric Stoves cooking range, Siemens Dish Washer, Neff Microwave, fridge, plate rack, Island and extractor fan. Double aspect to front and rear. Vaulted ceiling, galleried landing over. Electric flame effect fire and glazed entrance doorway with side glazed panels.



## Sun Room

4.45m x 4m (14' 7" x 13' 1")

Vaulted ceiling, Triple aspect to rear with panoramic views. Henley woodburner.





### Lower Ground Floor Master Bedroom

5m x 4.2m (16' 5" x 13' 9")

2 x doors to front with side glazed panels. wooden Floors. opening to



### Dressing Room

3.21m x 2.21m (10' 6" x 7' 3")

Opaque Double glazed window to front. Range of fitted wardrobes. Wooden Floor.



### Wet Room

3.2m x 2.16m (10' 6" x 7' 1")

Vanity wash hand basin. WC. Shower and tiled walls.



### Half Landing

Door to

### Sitting Room

5.3m x 4.3m (17' 5" x 14' 1")

Window to front and side. French Doors to Balcony with superb aspect. Exposed A frames.



### Galleried Landing

Vaulted ceiling and looking down over the Kitchen dining and sitting area.



### Bedroom

3.65m x 3.35m (12' 0" x 11' 0")

Roof window to rear. Radiator. Exposed A Frames.



### Upper Landing

Radiator, window to front and doors to

### Bedroom

2.3m x 2.37m (7' 7" x 7' 9")

Window to rear and roof window to rear. Radiator and part exposed A frames.





### Bathroom

2.36m x 2.14m (7' 9" x 7' 0")

Victorian style roll top bath with mixer tap and shower attachment. Wash hand basin, wc, roof window to rear, chrome towel radiator.



### Bedroom

3.17m x 4.14m (10' 5" x 13' 7")

Double glazed Window to front. Radiator. Part exposed A frames and beams. Side entrance emergency door via steps.





### Ground Floor upper Hallway

Double glazed window to front. Entrance door and doors to

### Utility

2.3m x 3.08m (7' 7" x 10' 1")

Stainless steel sink unit with single drainer. Worcester oil boiler runs the central heating and hot water system. Tiled floor.

### Shower Room

2.1m x 3.04m (6' 11" x 10' 0")

Shower cubicle, wc, wash hand basin, tiled floor and chrome towel radiator.

### Bedroom / Office

3.2m x 4.2m (10' 6" x 13' 9")

Double glazed window to front and inset spotlights over.

### Summer House

3.4m x 4.6m (11' 2" x 15' 1")

Insulated and boarded with electric heater. Ideal office or family overspill living area.



### Multi Purpose Outbuilding

40' 0" x 18' 0" (12.19m x 5.49m)

12' to eaves max. Double doors to side access to the rear. Please note split level with concrete floors and walls. Roller shutter door to front.



### Land

Pony paddock to the rear being an acre approx with garden and patio are to the rear of the property with superb aspect and views. To the side of the property is parking and turning area.



### Services

Mains Water and electric. Private drainage and bore hole water available. Solar panels to roof with feed back and oil central heating system.

### Tenure

The Property we are Informed is Freehold.

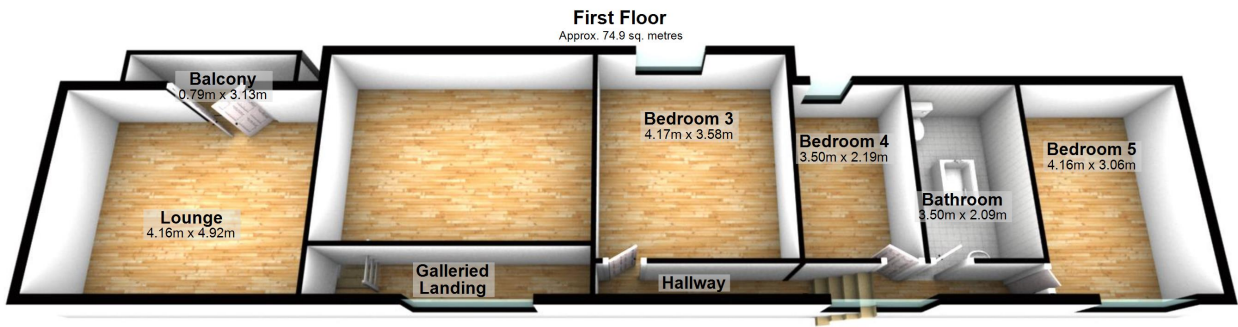
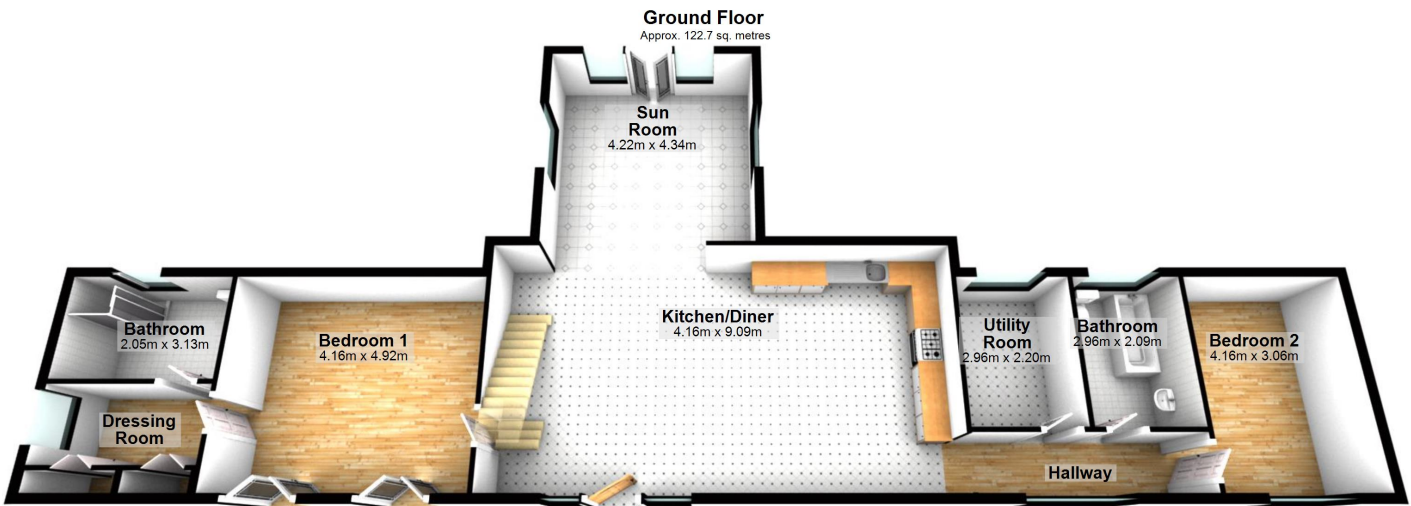
### Council Tax Band

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

### 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.



Total area: approx. 197.6 sq. metres

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



## Directions

Directions :

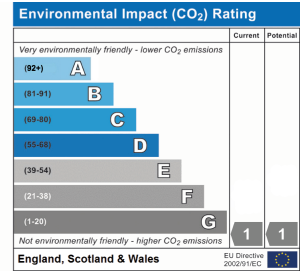
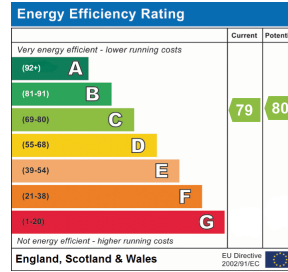
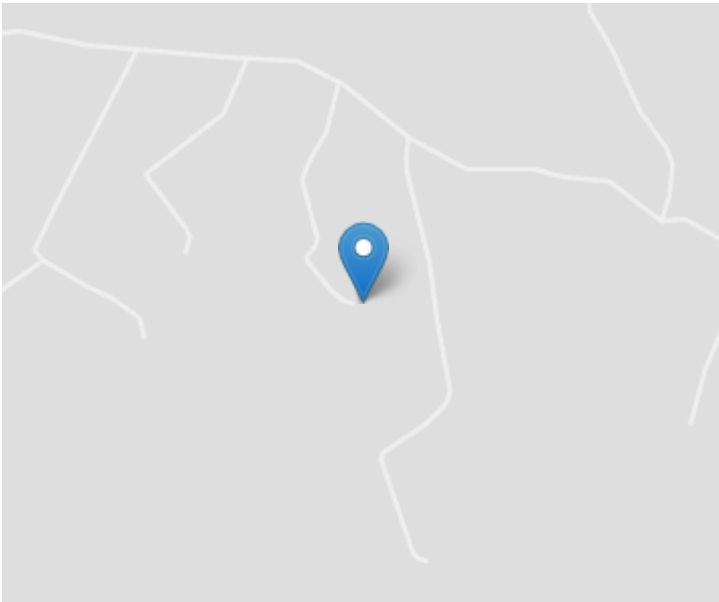
Take the A 485 north from Carmarthen towards Lampeter going through the village of Peniel just after the brow of the hill turn first right posted Horeb / Felingwm. Continue on this road for 2 miles and the entrance to the property will be found on the right hand side shown by the property name.

What3words ///bluntly.lamppost.tens

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](http://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.



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

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