



## **Afallon, Trawsmwar, Carmarthen, SA33 6NA**

**Offers in the region of £525,000**

A lovely country property with the benefit of 7 Acres conveniently located to many of the local villages of Talog, Cynwyl Elfed and Abernant with the town of Carmarthen approximately 6 miles.

The residence comprises 4 well-proportioned bedrooms, master bedroom complimented by an en-suite, together with the family bathroom providing ample space for family or guests. The heart of the home is a delightful kitchen/breakfast room, perfect for casual dining, alongside a separate dining room, a utility room and cloakroom add to the practicality of this inviting home.

Set within an impressive seven acres of land, this property is a true haven for nature lovers. The grounds include a mix of open fields and woodland, with a charming stream forming the boundary, creating a serene environment for relaxation and outdoor activities. Additionally, a range of outbuildings offers potential for various uses, whether for storage, workshops, or even the possibility of converting them into additional living spaces. (subject to planning)

This country property is perfect for those looking to escape the hustle and bustle of urban life while still enjoying the comforts of a well-appointed home.

With its expansive land and versatile living spaces, this small holding in Trawsmawr presents an exceptional opportunity to embrace a peaceful rural lifestyle.

## DIRECTIONS

Travel north out of Carmarthen town centre via Water Street, Lime Grove Avenue and on through Trevuaghan, Carry on this road, travelling through Bwlchnewydd and after a short distance Afallon will be found on your right opposite the turning to Talog/Abernant.

## ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

### RECEPTION HALLWAY

Stairs to first floor and understairs cupboard. Glazed double doors to Living room and door to kitchen.

**LIVING ROOM 22'6" x 11'4" ext to 15'0" (6.86m x 3.46m ext to 4.58)**



Patio doors to side garden and window to side, 2 radiators and log burner



### UTILITY AREA

With plumbing for washing machine and opening into the dining room and kitchen. CLOAKROOM with WC and wash hand basin.

**DINING ROOM 10'0" x 10'11" (3.05m x 3.35m)**



Patio doors to rear garden, tiled floor and radiator.

**KITCHEN/BREAKFAST ROOM 16'3" x 14'8" (4.97m x 4.49m)**



Fitted with a good range of wall and base units incorporating a Belfast sink, 'Range' cooking range with a 5 ring gas hob, hotplate and gas ovens (LPG), corner larder unit, integral dishwasher and space for fridge/freezer and a central island unit. Tiled floor, radiator, stable door to front and windows to front and rear.





MASTER BEDROOM 14'8" x 10'8" ext to 16'4"  
(4.48m x 3.27m ext to 4.99m)



Windows to front and side elevation, radiator and a built in wardrobe/storage cupboard.



## FIRST FLOOR



Landing with window to front elevation and access to loft space. Doors off to...

## EN-SUITE



Large shower enclosure, WC and wash hand basin, radiator/heated towel rail and window to rear with opaque glass.



BEDROOM 2 15'0" x 9'9" ext 11'0" (4.58m x 2.99m ext 3.37)



Window to side elevation, radiator, feature fireplace and built in wardrobe.

BEDROOM 3 11'4" x 11'7" max (3.46m x 3.55m max)



Window to side elevation, built in wardrobe and radiator.

BEDROOM 4 11'0" x 10'0" (3.36m x 3.07m)



Window to rear and radiator.

BATHROOM 7'9" x 6'1" (2.37m x 1.87m)



Wash handbasin with tiled splashback, WC and panelled bath with shower over and radiator .

## EXTERNALLY



Gated access leads onto a tarmac driveway providing ample parking. There is a second access road which runs behind the house leading to a further parking/hardstanding area. Lawned garden with mature shrubs and hedging





## OUTBUILDINGS



A useful range of brick and block built building conveniently located around the parking area both with power and lights connected.

RANGE 1 17'2" x 10'0" (5.25m x 3.06m)



With and ADJOINING SHED 5.09m X 4.26m and a lean to store, outside WC and a workshop with Belfast sink and water connected.

RANGE 2 47'6" 18'4" (14.5m 5.61m )



With 2 sets of double entrance doors.

## THE LAND



The land which amounts to 7 acres or thereabouts, located the other side of the council road. The paddocks are level to gently sloping, stock proof fenced and there are areas of scrub and woodland ideal for wildlife conservation. Timber built field shelters.



## SERVICES

Mains water, electric. Private drainage. Oil central heating ( external boiler)

## COUNCIL TAX

We are advised that the Council Tax Band is D

## FLOOR PLANS

Any floor plans provided are intended as a guide to the layout of the property only and dimensions are approximate.

## MOBILE & BROADBAND COVERAGE

Information provided online but would recommend prospective buyers to make their own enquires

BASIC 7mbps

Vodafone Three

## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contracts. BJ.properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The sellers have checked and approved the sale particulars, however, purchasers must rely on their own and/or their surveyors inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

## OFFER PROCEDURE

All enquires and negotiations to BJ.Properties We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may in some instances ask for proof of funds and mortgage offers.

As part of our obligations under the Money Laundering Regulations we will require 2 forms of identification, one being photographic i.e passport or driving license and the other a utility/council tax bill, credit card bill or bank statement or any form of Id, issued within the previous 3 months, providing evidence of residency and the correspondence address . We also conduct an online search.

## CONTACT NUMBERS

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Floor Plan



TOTAL FLOOR AREA : 1558 sq.ft. (144.7 sq.m.) approx.

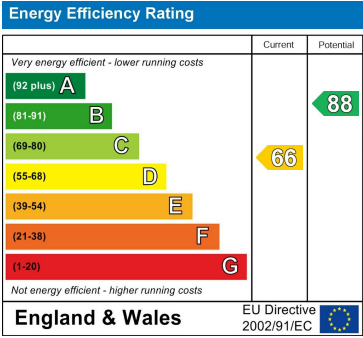
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

HM Land Registry  
Current title plan

Title number **CYM299068**  
Ordnance Survey map reference **SN3625SW**  
Scale **1:2500**  
Administrative area **Carmarthenshire / Sir  
Gaerfyrddin**



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