



## Ysgubor Barn

Guide Price £390,000 to £400,000

- Three Bedroom Character Barn Conversion
- Roughly 3 Acres of Land with Countryside Views All Around
- Spacious Living Areas to Include a Large Conservatory
- Parking for Multiple Vehicles
- Semi Rural Location Close to Local Market Towns



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**Pinkmove**

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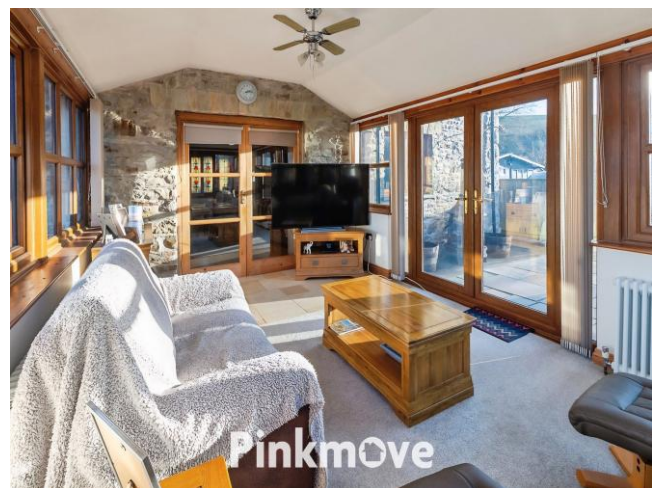
## About the property

Nestled within the picturesque semi-rural setting of Lletty-Tegan Farm near Carmarthen, this charming three-bedroom barn conversion offers a rare opportunity to enjoy countryside living with no onward chain. Set on approximately three acres of land, the property combines rustic character with modern comforts.

Inside, the home boasts a welcoming lounge/diner adorned with exposed wooden beams, creating a warm and homely atmosphere. A bright and spacious conservatory provides stunning views of the surrounding landscape, while a dedicated home office offers flexibility for remote working. The well-appointed kitchen features generous counter space and ample storage. Upstairs, you'll find three versatile bedrooms and a family bathroom.

Externally, the property impresses with an expansive rear garden complete with a garden office, a large lawn, and a patio area enhanced by a charming pergola—ideal for outdoor entertaining. The pebble driveway comfortably accommodates multiple vehicles and leads to three outbuildings, one currently serving as a private bar, adding a unique touch to this delightful home.

Located just a short drive from Carmarthen, residents can enjoy the vibrant market town with its array of shops, restaurants, and cultural attractions. The area is well-served by reputable schools and offers excellent transport links, including easy access to the A40 and rail connections, ensuring convenient travel across West Wales and beyond.





## Accommodation

### Lounge/Diner

14' 4" x 22' 9" ( 4.37m x 6.93m )

### Conservatory

18' 5" x 11' 11" ( 5.61m x 3.63m )

### Kitchen

14' 4" x 13' 11" ( 4.37m x 4.24m )

### Porch/Office

6' 6" x 10' ( 1.98m x 3.05m )

### Bedroom 1

14' 6" x 11' 1" ( 4.42m x 3.38m )

### En-Suite

3' 2" x 5' 7" ( 0.97m x 1.70m )

### Bedroom 2

7' 8" x 10' 11" ( 2.34m x 3.33m )

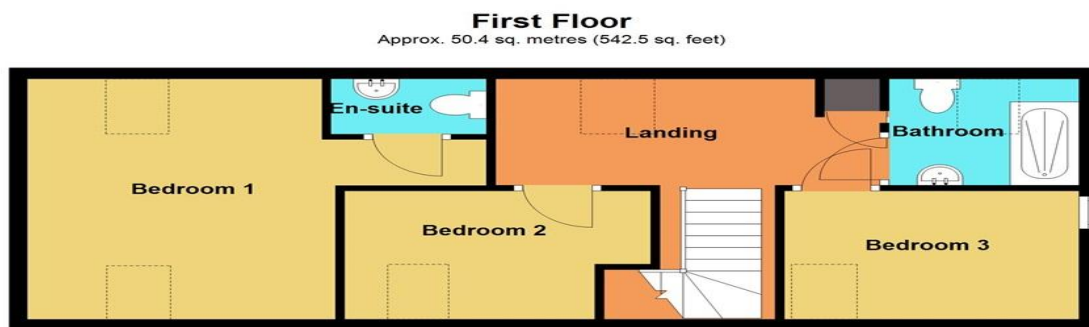
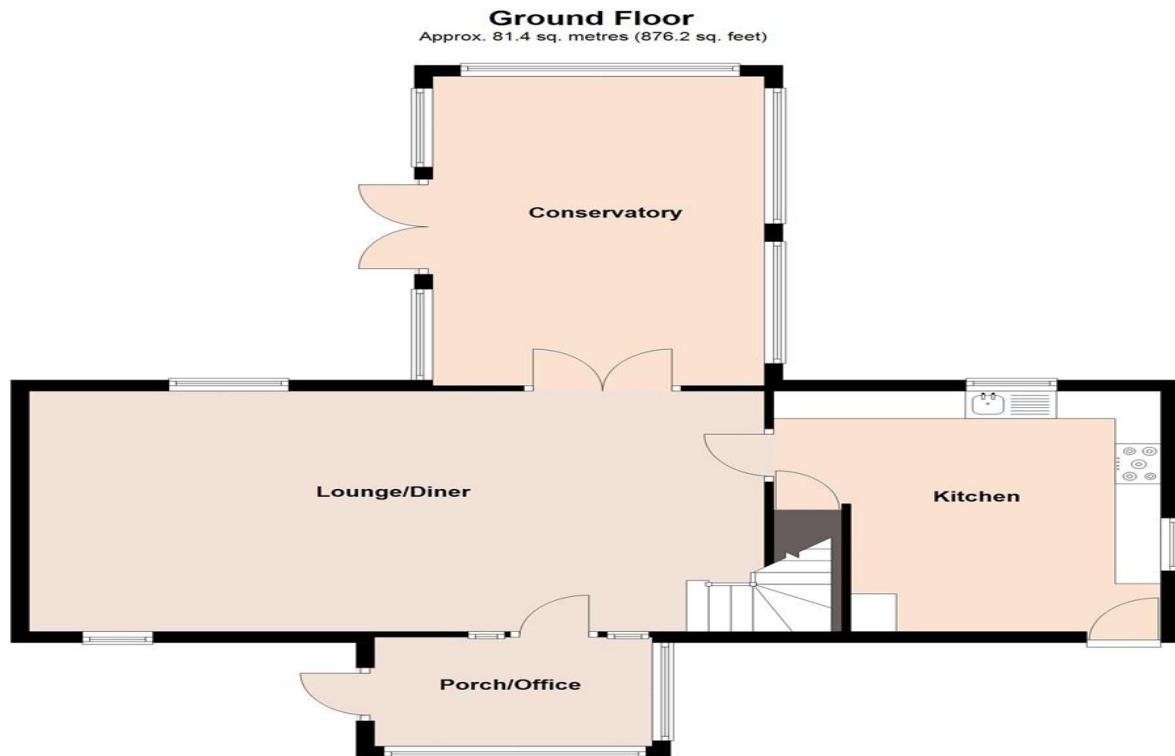
### Bedroom 3

8' 4" x 10' 6" ( 2.54m x 3.20m )

### Bathroom

5' 11" x 6' 10" ( 1.80m x 2.08m )

## Floorplan



Total area: approx. 131.8 sq. metres (1418.6 sq. feet)  
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## Important Information

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