



NEUADD WEN COUNTRY GUEST HOUSE

Cwmduad | Carmarthen | Wales | SA33 6XJ

FINE & COUNTRY

NEUADD WEN COUNTRY GUEST HOUSE

Neuadd Wen Country Guest House

Neuadd Wen is a substantial 10-bedroom residence, currently serving as a guest house, that spans over 4,000 square feet. The property offers the flexibility to adapt for multi-generational living or to generate additional income. Pre-planning permissions are in place for a full residential conversion, making it a versatile investment. The home is thoughtfully divided into two distinct sections: a private living area for the owners and a guest section, both of which have been meticulously updated over the past five years, including modernised bathrooms and a renovated private kitchen.

Strategically situated away from the main thoroughfare, Neuadd Wen enjoys the serenity of surrounding open countryside while benefiting from easy access to Carmarthen, just eight miles away. The property stands on approximately 6.5 acres of land, primarily used for sheep grazing, and includes a section of woodland. The local area offers delightful walking opportunities, proximity to a friendly pub, and a range of nearby activities. Public transport options to Carmarthen are also available, adding to the convenience.

The property's location in the well-connected village of Cwmdud offers the best of both worlds: a peaceful setting and easy access to a comprehensive range of shops and amenities in Carmarthen, as well as nearby sandy beaches and seaside resorts. Overall, Neuadd Wen presents an exceptional opportunity as both a thriving guest house/B&B and a versatile, welcoming home."













Neuadd Wen, Country Guest House, Cwmdud, Carmarthen

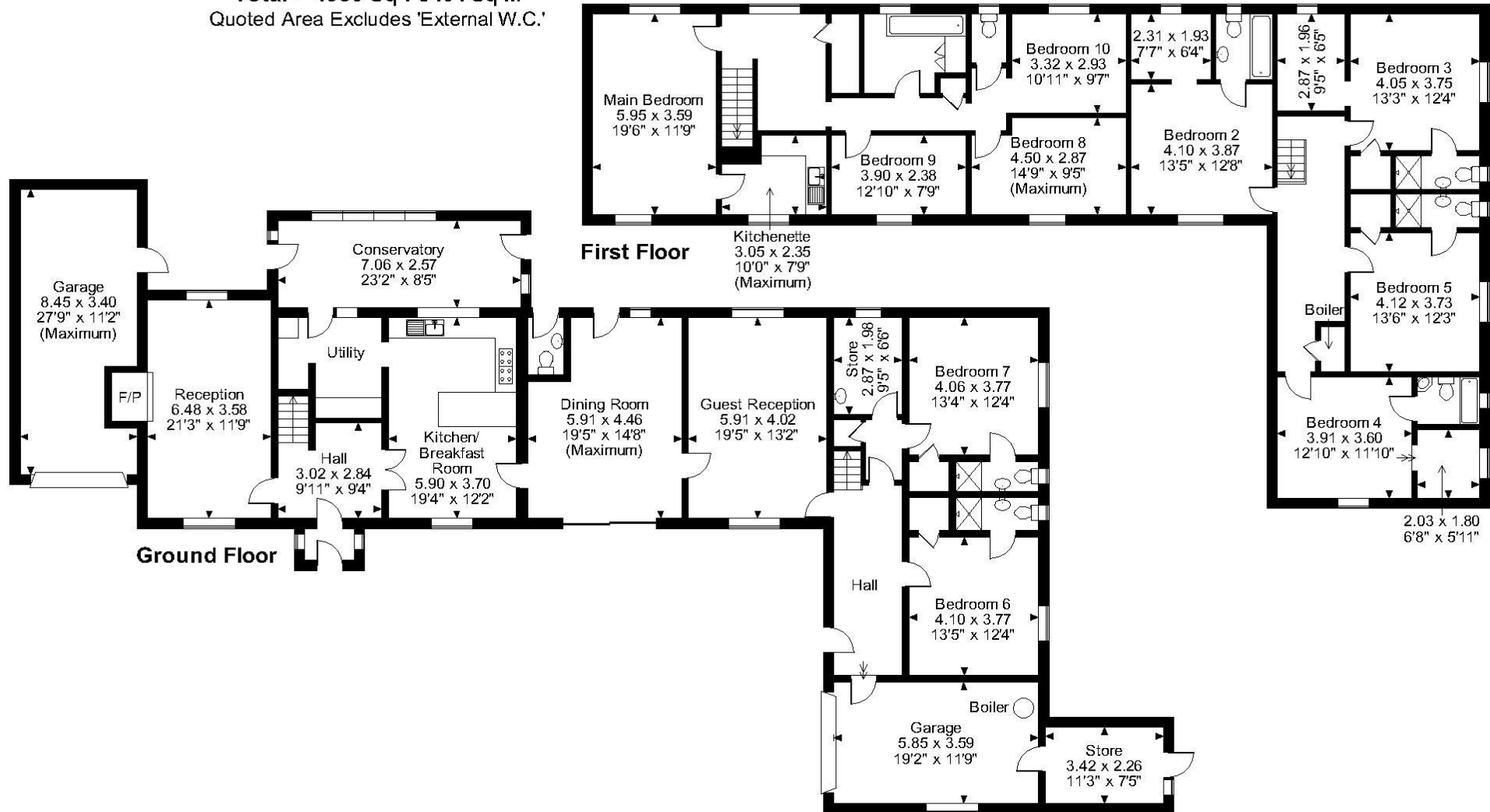
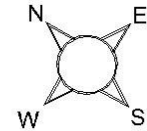
Approximate Gross Internal Area

Main House = 4377 Sq Ft/407 Sq M

Garage = 609 Sq Ft/57 Sq M

Total = 4986 Sq Ft/464 Sq M

Quoted Area Excludes 'External W.C.'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8529859/SS



Fine & Country West Wales

The Gallery, Station Approach, Station Building, Aberystwyth, SY23 1LH

Tel: 01974 299 055 | nigel.salmon@fineandcountry.com

FINE & **COUNTRY**
fineandcountry.com™