



# BWTHYN TEG

Bronwydd | Carmarthen | SA33 6HN

FINE & COUNTRY

BWTHYN TEG

---

# BWTHYN TEG

---

A Charming 11.86-Acre Residential Smallholding with Multi-Generational Living Options for sale in rural location close to Carmarthen. Comprising of a 4-Bedroom Detached House: A characterful cottage-style home featuring two reception rooms, set back from the road in a serene rural setting.

Opposite the property is an additional 2-Bedroom Converted Stone Barn: A beautifully converted barn with potential to extend (subject to planning), complete with a separate studio/home office. Ideal for multi-generational living, offering both privacy and versatility.

Traditional Outbuildings: Includes a range of outbuildings suited for various uses. Set in extensive Grounds: Approximately 8 acres of pasture land in two enclosures, one with excellent road frontage, plus 2.3 acres of sloping woodland bordered by a natural water source.

## Prime Location

- Just 1 mile from the Bronwydd Arms to Llanpumsaint Road. - 2 miles from Llanpumsaint village, offering a primary school and nestled in the picturesque Gwili River Valley.

- 2.5 miles from Bronwydd Arms village. 3 to 3.5 miles from the A484 and A485 trunk roads.

- 5 miles from Glangwili General Hospital. 5.5 miles north of Carmarthen, with its comprehensive range of amenities. Approximately 10 miles south of the Teifi Valley town of Llandysul.

This delightful smallholding enjoys a sunny, south-facing position amidst the stunning Welsh countryside, providing peace, privacy, and excellent access to local amenities.





Video Link: <https://youtu.be/AFle64VBUC8>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

















We specialise in offering the finest countryside, luxury, and special properties in Ceredigion, Pembrokeshire and all across West Wales. Our coverage includes Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay and all the surrounding villages and area.

Our team possesses extensive regional knowledge, providing exceptional service for buying or selling properties. With a deep understanding of local markets, we offer accurate and current advice on trends and opportunities in the West Wales property market.

Renowned for its tranquil, rural, and unspoiled beauty, the region offers a peaceful escape with low crime rates, deserted beaches, and strong family values. We offer a range of country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Fine & Country West Wales, we pride ourselves on our expertise in the luxury property market across Ceredigion. Our aim is to deliver the best results for both buyers and sellers.

If you are selling your home, we provide tailored strategies and free marketing advice to help you achieve the best price. We also offer a Re-Launch Strategy for properties that have been off or on the market for an extended period, all in complete confidence. We are passionate about helping you find your dream home or secure the best price for your property.

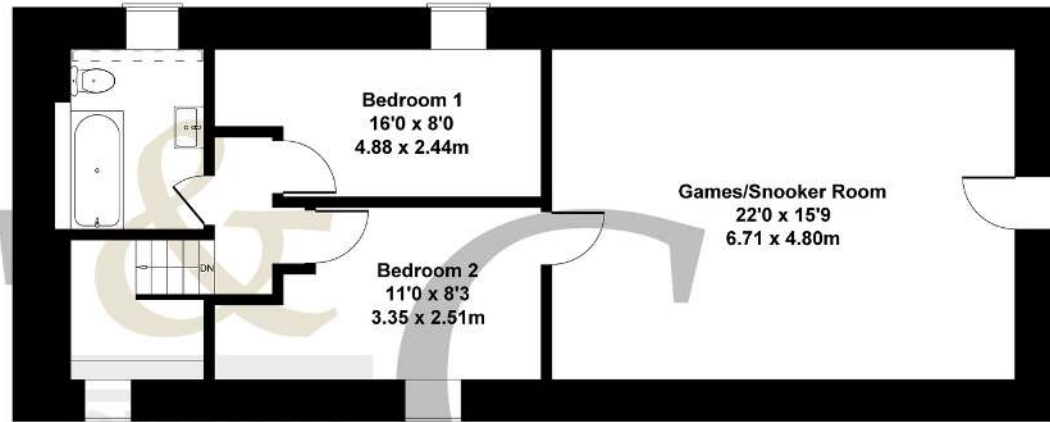
Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or [westwales@fineandcountry.com](mailto:westwales@fineandcountry.com)

Follow us on our socials



# Bwthyn Teg, Bronwydd, Carmarthen

Approximate Gross Internal Area  
1890 sq ft - 176 sq m



FIRST FLOOR



OUTBUILDING

GROUND FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Fine & Country West Wales

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

Tel: 01974 299 055 | [westwales@fineandcountry.com](mailto:westwales@fineandcountry.com)

FINE & COUNTRY