

**Property reference number: 2307-1759 (Llanpumsaint, Carmarthen)**

Home to a family with a teenager, looking to house-swap in the school holidays.

**KEY INFORMATION...**

Bedrooms available:-	Bedroom 1:- queen size double bed; en-suite shower room bedroom 2:- double bed; bedroom 3:- single bed, bedroom 4 has no bed in it currently but would take an air-bed or similar if required. It is set up as an office. (Max:- 5+ people)
Children welcome?-	Yes all ages welcome
Pets that live here:-	They have a young, friendly cat which needs feeding please, and a dog who will be in kennels when they house-swap.
Re-dogs:-	They would consider a dog staying.



This modern, good-sized detached house is situated in a quiet, friendly village, just down the road from the village hall, which has a busy social programme. Surrounded by beautiful scenery, there is a river, woodland and hills making this a wonderful choice for anyone enjoying walking, biking or just relaxing in a beautiful setting. This whole part of

Carmarthenshire is relatively unspoilt and undiscovered.

Carmarthen is the nearest large town, about 20mins/7miles drive away for theatre, bowling, cinema, the castle, a range of shops and some excellent eating places. Within less than an hour's drive is the coast at Ceredigion, Carmarthenshire or Pembrokeshire. (See area websites below.)

The family areas of the house comprise a large family lounge, large kitchen-breakfast room with utility room attached, dining room and downstairs toilet. They have Sky TV with films, prime and Netflix. There's wifi throughout and a piano and guitar. The house is quite large and spacious. Laminate or hard flooring throughout except stairs and landing which are carpeted, so easy to clean.

There are private gardens with 2 patios and vegetable and flower beds to the rear, ample off-road tarmacked parking and grassed areas at the front. The back lawn is big enough for ball games and running around. There is a garage suitable for storing bikes and other outdoor equipment. It is not a carefully manicured garden so there are plenty of slightly wild bits round the edges and corners.



A car is advisable here as it's a rural area. There are 2 buses a day however. They also have a pod-point for charging electric vehicles if needed. There is a large playing field opposite the property.

Five Saints Church, Llanpumsaint, Church in Wales, is very friendly and welcoming. Church events are advertised on the village website and Facebook pages.

This is a small (15-20 people) but friendly congregation.

<https://www.churchinwales.org.uk/en/structure/church/3494/>

Nearby Carmarthen has a variety of larger churches of different denominations.

Sport and Leisure	Sports centre with swimming pool in Carmarthen- 8 miles, Riding stables about 18 miles away in Lampeter, short mat bowls club that meets in the village hall, tennis/cricket/rugby/football & golf clubs available in Carmarthen. Water sports e.g.kayaking/canoeing at Llandysul Paddlers (7 mikes). Mountain bike trails in Brechfa forest (about 4 miles away).
Free park	Play equipment on village playing field opposite the house.
Recommended places of interest and entertainment	National Trust properties: Dinefwr Park which has a stately home, woodland, a castle and walks. Dolaucothi Gold Mines. Many Castles in the local area, some private, some in the care of Cadw. The Rivers Towy and Cothi are in the local area and there are many woodland, hill and mountain walks.. Brecon Beacons, Black Mountain, Preselli Hills are all within easy driving distance.







<https://www.discovercarmarthenshire.com/things-to-do/>

<https://www.visitwales.com/destinations/west-wales/carmarthenshire/must-do-carmarthenshire>

<https://pipandthecity.com/things-to-do-in-carmarthenshire/>

<https://www.discovercarmarthenshire.com/places/carmarthen/>

