



**Maesmeimi , Clynderwen, SA66 7XB**

**£325,000**

Situated in the peaceful rural hamlet of Efailwen in the heart of Carmarthenshire, Maesmeini offers a beautifully tranquil setting with countryside views and easy access to local amenities. Located just off the A478, this property benefits from a quiet, semi-rural lifestyle yet remains well-connected to the neighbouring village of Clynderwen and beyond. The accommodation comprises: Entrance Hall, Living Room, Kitchen/Dining Room, Side Porch, Utility, Conservatory, Three Bedrooms and a Family Bathroom. Externally There is ample off road parking and turning space, with access to the garage. To the rear there is also a lawned area with timber shed.



Situated in the peaceful rural community of Efailwen, Maesmeini offers an inviting balance of countryside charm and practical accessibility. Surrounded by open farmland and rolling Pembrokeshire scenery, the area provides a wonderfully tranquil setting ideal for those seeking space, privacy and a slower pace of life.

Despite its rural feel, the property sits within easy reach of local amenities. The nearby villages and market towns—such as Clynderwen, Llandissilio and Narberth—offer convenient shopping, schooling and everyday services, while excellent road links make travel across Pembrokeshire and Carmarthenshire straightforward. The A40 is close by, providing direct routes toward Haverfordwest, Carmarthen, and further afield.

Outdoor enthusiasts will appreciate the wealth of natural attractions within easy driving distance, including the Preseli Hills, picturesque walking routes, and the renowned Pembrokeshire Coast National Park. Beaches, castles and heritage sites are all accessible, making this location perfect for enjoying the best of West Wales.

Maesmeini is an ideal location for those seeking rural living with strong community roots while remaining connected to the wider region.

### Entrance Hall



Coved ceiling, radiator, built-in storage, doors to:-

### Living Room



Oil-fired log burner on a slate hearth with feature surround, uPVC double glazed window, coved ceiling, radiators, uPVC double glazed sliding door to:-

### Conservatory



uPVC double glazed windows, tiled flooring, uPVC double glazed door to garden.

### Kitchen/Dining Room



Having a range of wall and base units with complimentary worktop surfaces, breakfast island, stainless steel sink and drainer unit, integrated dishwasher, fridge/freezer, oven/grill, microwave, counter top electric hob with extractor fan over, uPVC double glazed windows, radiators, coved ceiling, part tiled walls, door to:-

### Side Porch



Radiator, coved ceiling, doors to:-

### Utility



A range of base units with complimentary worktop surfaces, stainless steel sink and drainer unit, uPVC double glazed window, plumbing for washing machine, extractor fan, fuse box, Firebird Enviromax boiler, coved ceiling.

### Bedroom One



uPVC double glazed window, radiator, coved ceiling.

### Bedroom Two



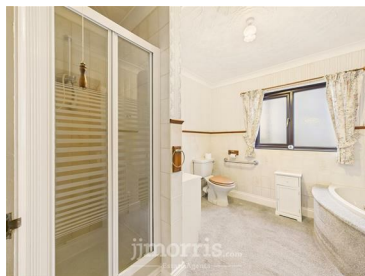
uPVC double glazed window, radiator, coved ceiling.

### Bedroom Three



uPVC double glazed window, radiator, coved ceiling.

### Bathroom



Low flush WC, vanity unit with hand wash basin, corner bath, walk-in shower with electric shower, extractor fan, towel rail, uPVC double glazed window, coved ceiling, part tiled walls, radiator.



### Externally



There is ample off road parking and turning space, with access to the garage. Decorative patio area to the front door, dwarf wall with lawned area. To the rear there is also a lawned area with timber shed.

### Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Septic Tank

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Carmarthenshire County Council

Council Tax: Band E

What3Words: ///stung.scare.darker

### Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

### Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.6mbps upload and 4mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include

satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage

EE - Variable outdoor

Three - Good outdoor

O2 - Variable outdoor

Vodafone. - Variable outdoor

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.org.uk) and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



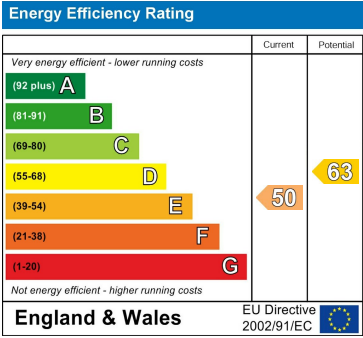
Floor Plan



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.