

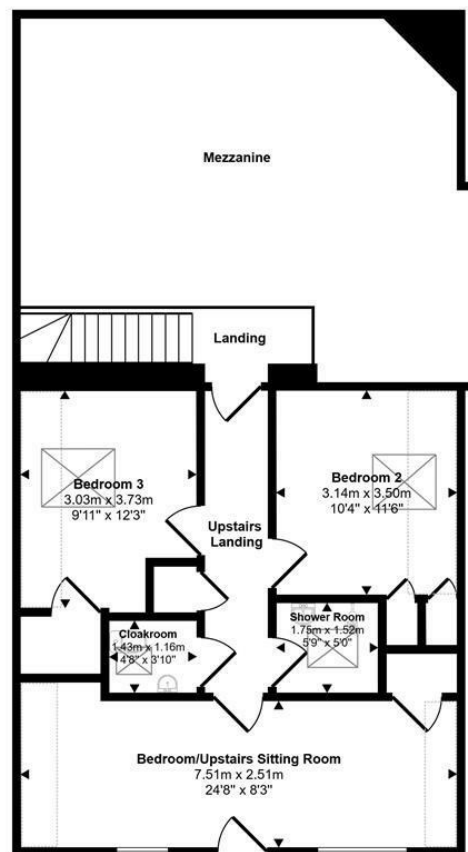
Approx Gross Internal Area
202 sq m / 2176 sq ft



Ground Floor
Approx 136 sq m / 1468 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

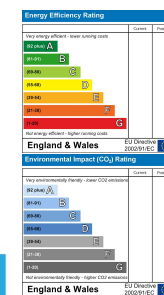


First Floor
Approx 66 sq m / 708 sq ft



Llyscadno Aberlash, Ammanford, Carmarthenshire, SA18 3NF

- Detached Barn Conversion
- Vaulted Ceilings
- Approximately One Acre Of Land
- River Access (River Lash)
- Off Road Parking and Four Car Garage
- Four Bedrooms
- Solar Powers and 22V Battery System
- Summerhouse, Kennels and Workshop
- Mature Established Gardens
- EPC Rating B!



Offers In The Region Of £625,000



COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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The Agent that goes the Extra Mile



About the property

Eco-Friendly Barn Conversion with River Frontage and Approximately One Acre of Grounds

Located down a private drive and set within approximately one acre of grounds, this four-bedroom detached barn conversion has been designed to support an outdoor-oriented lifestyle, incorporating eco-conscious features including solar panels and a 22kW battery storage facility.

The layout provides flexibility and may suit multi-generational living. The ground floor comprises a boot room with wash area and stable door leading to the kitchen/breakfast room. This is supported by a utility room with pantry cupboards and a second utility or preparation area with cloakroom. The master bedroom benefits from views over the garden - fitted wardrobes and a luxurious four piece en-suite. The main reception space includes a lounge and dining area with vaulted ceilings and Velux windows fitted with solar-powered blinds and the main feature comes from a wood burning stove set in an inglenook fireplace. The lounge leads into a sun room with powered blinds and French doors opening onto a gated courtyard.

On the first floor, there are three bedrooms. One of these has private external access via stone steps, making it suitable for alternative uses such as a home office or guest accommodation. The first floor also includes a shower room and a separate WC.

Externally, the grounds include established fruit and walnut trees, a fruit cage, greenhouse, polytunnel, and planted borders. There are two covered pergola seating areas and a garden summerhouse. Toward the end of the plot, the River Lash runs through an area designated for re-wilding, where a second summerhouse is located.

Parking is provided via a four-car lock-up garage and additional off-road parking. Outbuildings include a workshop, log store, and heated dog kennels with runs. There is also an external hot and cold dog shower.

Viewings are available by appointment.



DIRECTIONS

From our Ammanford office head out on the A483 Towards Llandeilo, after approximately one mile you will take e left hand turning onto Aberlash road. Follow this road for approximately quarter of a mile and then turn left down a shared private drive (name on the sign at the end) the property is located on the end of the lane on the right hand side. What3words: flaked.sharpened.code

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains electric and water - private drainage.
HEATING: Gas central heating
TAX: Band E

We would respectfully ask you to call our office before you view this property internally or externally

KAB/KAB/DRAft/10/25
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LOCATION AERIAL VIEW

