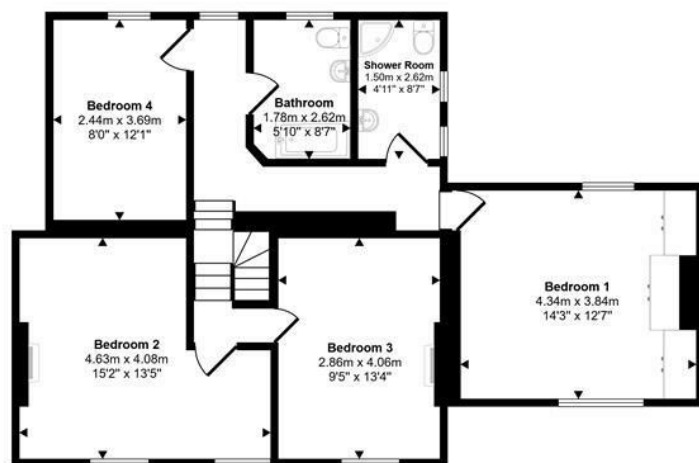
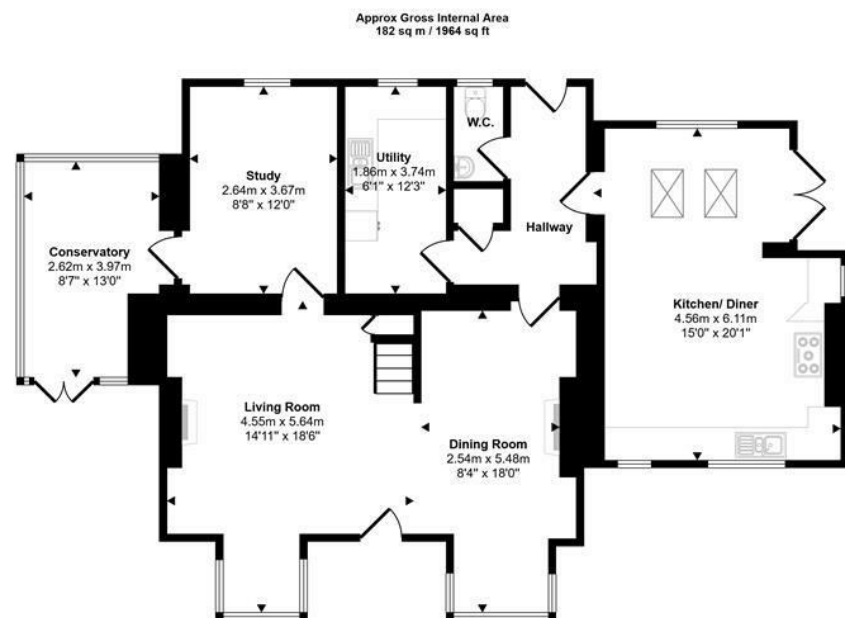




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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

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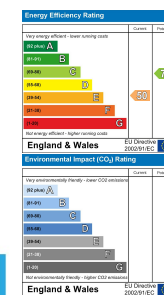


Ffynnon Gro Llanfynydd, Carmarthen, Carmarthenshire, SA32 7TQ

- DETACHED VICTORIAN HOUSE
- COUNTRY KITCHEN/DINER
- CONSERVATORY
- DOUBLE GARAGE AND DRIVEWAY
- OIL CENTRAL HEATING
- FOUR DOUBLE BEDROOMS
- OPEN PLAN LIVING/DINER
- CHARACTER FEATURES
- ELEVATED POSITION WITH COUNTRY VIEWS
- EPC RATING: E

£548,000

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



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The Agent that goes the Extra Mile



Situated in an elevated position in the idyllic village of Llanfynydd, Ffynnon Gro, is this lovely four bedroom, detached Victorian family home. Boasting gorgeous views over the surrounding landscape, the character property features many original features, including Victorian mosaic tiles, ornate fireplaces and quarry tiles. The charming property is ideal for someone looking to escape to the country, and offers versatile accommodation throughout. Viewing is highly recommended!

The accommodation comprises; entrance hall with w/c, utility room, kitchen/breakfast/sun Room, open-plan living/dining room which is currently used as a living room with sitting/dining area, study and conservatory on the ground floor. The first floor accommodates a split level landing, the master bedroom, contemporary shower room, traditional family bathroom and three further double bedrooms.

With far-reaching views over the valley, the plot covers approximately 1.865 acres and is split into numerous areas, with a detached double garage, ample off-road parking, log store, three sheds and a green house. The grounds to the rear of the property are tiered with steps leading up to a vegetable garden featuring 6 raised beds, Tiered planting into the rock face, 4 lawned areas, and a paved patio area. Across the road, at the front of the property, the grounds are mainly laid to lawn with mature fruit trees and an established soft fruit garden, the land is bordered by the River Sannan and a public footpath.

Llanfynydd is an historic village with a Church and two Chapels and a public house situated approximately 7 miles from the picturesque town of Llandeilo. Nestled in the Towy valley on the edge of the imposing Brecon Beacons you will find the market town of Llandeilo. Llanfynydd is 4 miles from the Community Shop and Post Office at Dryslwyn, where you will also find other services, including a Garage, Hairdressers and Garden Machinery Repair centre. Llanfynydd is 11 Miles East of Carmarthen.



DIRECTIONS

From Carmarthen, the property is located by taking the A40 towards Llandeilo. At the Dryslwyn crossroads turn left and travel on this road to the village of Llanfynydd, approximately 4 miles. When you arrive in the village take the left turn before the church and continue along this road, where the house on the left-hand side of the road. There is a driveway on your right, opposite the property, park here and the property is elevated on the left-hand side of the road.

What/Three/Words:///crafts.lakeside.imparts

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'F'
HEATING: Oil
BROADBAND: Full Fibre broadband- 900MB available

ref: IRK/ LLE / MAY/ 25 OK EJL

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LOCATION AERIAL VIEW



