



0345 094 3006

finest@westwalesproperties.co.uk

westwalesfinestproperties.co.uk



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Total area: approx. 237.2 sq. metres (2552.7 sq. feet)

Disclaimer: This floor plan is intended to give an indication of the layout of the property. Whilst every effort has been made to ensure the accuracy of the measurements of rooms, placement of the doors, windows, and any other items we do not take any responsibility for any errors, omissions, or misstatement. Plan produced using PlanUp.

Ffynnonlas Isaf, Blaenwaun, -



Ffynnonlas Isaf Blaenwaun, Whitland, Carmarthenshire, SA34 0JH

- Countryside Retreat
- Approx 6.5 Acres
- Ample Driveway Parking
- Woodland & Orchard
- Approx 2,500 sq ft
- 4/5 Bedrooms
- Man-Made Fishing Lake
- No Near Neighbours
- Annexe Potential
- EPC Rating: D

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.

www.mayfairoffice.co.uk tel: 020 7467 5330

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AND ASSOCIATED
MAYFAIR OFFICE IN
LONDON



Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ

Email: tenby@westwalesproperties.co.uk
Telephone: 01834 845584



MAYFAIR
OFFICE GROUP

Summary

Set in a beautifully secluded position with no near neighbours, the property offers a rare opportunity to acquire a lifestyle property in the heart of the Carmarthenshire countryside. Nestled within approximately 6.5 acres of established woodland gardens, this unique residence features a man-made lake, ideal for coarse fishing, and is currently stocked with tench and carp. There are also numerous ponds, as well as mature and sapling fruit trees and established deciduous trees dotted throughout the grounds.

The property comprises an original stone cottage with three bedrooms, bathroom, a reception room (lounge and sitting room) and a utility room, and a modern extension with three bedrooms, open plan living/dining/kitchen room and a bathroom.

The kitchen is fitted with shaker-style wall and base units and central island, Belfast sink and integrated appliances. Triple aspect in the lounge/dining area allow light to flow into the property and creating the perfect space to entertain. Access to the external decked area creates a seamless outdoor/indoor living and entertaining space.

A hallway leads to one of six bedrooms that lends itself to use as a home office or a gym and further on from this is the older part of the original house. With exposed beams and feature fireplaces in the lounge, a family bathroom and utility room. Upstairs from here are 2 double bedrooms + single bedroom.

Upstairs in the newer extension are a further 2 double bedrooms, with Velux windows and eaves storage. There is an en-suite bathroom, fitted with roll-top free-standing bath and shower enclosure.

The accommodation lends itself to multi-generational living, annexe potential for holiday letting or simply extended accommodation for larger families.

Whether you're looking for a peaceful retreat, a smallholding opportunity, or a rural base with scope to personalise and expand, Ffynnonlas Isaf presents a truly special setting that's seldom available.

Location

Blaenwaun is a rural village situated 8 miles North of Whitland and 8.5 miles to St Clears and the A40 dual carriageway. The rural village of Blaenwaun is ideal for those who love the country and for your social needs has The Lamb Inn Pub. The main services provided will be from the town of Whitland. Whitland has all your daily amenities and necessities and has a train station with trains running to the County Towns of Carmarthen and Haverfordwest.

The market town of Carmarthen is also within easy reach (approx 30 mins away) with a Tesco Superstore offering delivery to the Blaenwaun area, transport links and an array of shops and amenities. The property is also centrally located to more coastal destinations such as Tenby, Fishguard and Whitesands.



DIRECTIONS

From Narberth Head north-east on High St/A478 towards Back Ln. Continue to follow A478 for approx 0.2 miles. Turn left onto Jesse Rd/A478. At the roundabout, take the 1st exit onto A478. At Penblewin Roundabout, take the 4th exit onto A40 for appro 1.4 miles. Turn right then after half a mile, turn left. Continue for approx 6.7 miles then take a slight right. The destination can be found on the left. What3Words: vowel.bubble.pans

GENERAL INFORMATION

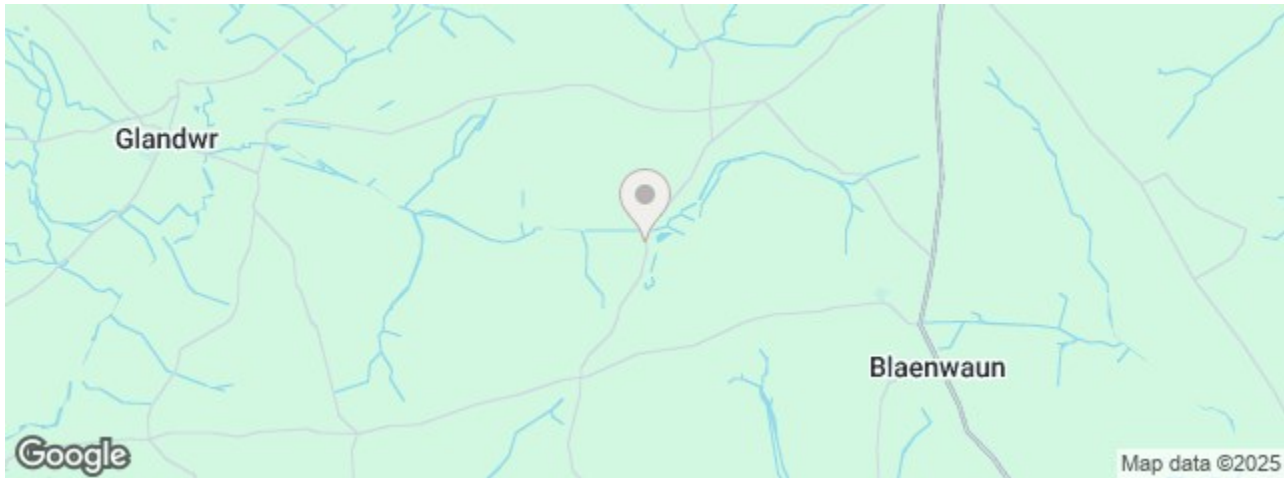
VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Private drainage
HEATING: Oil
Tax Band: D
PLEASE NOTE: Some imagery has had CGI placements for illustration purposes

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

SSG/ESL/0825/DRAFT

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AERIAL VIEW



Step Outside...

A patio garden provides an ideal area for outdoor entertaining, leading to a lawned area overlooking the grounds. There is also a wraparound raised decking with metal balustrade.

Within the grounds are various trails through the woodlands that lead to secluded spots amongst the trees and to the man-made lake where you can fish or simply sit and relax. There is also a wooden "lookout" tower sitting in an elevated position overlooking the lake.

The property enjoys ample driveway parking and generous grounds that provide privacy, tranquillity, and endless possibilities for outdoor enjoyment or further landscaping. The accommodation itself is versatile, with the potential to create a self-contained annexe or be developed further, subject to any necessary planning consents – ideal for multigenerational living, guest accommodation, or income potential.

Located on the periphery of the boundary are the ruins of a former chapel.



