



Y Forlan  
Heol Smyrna | Llangain | Carmarthenshire | SA33 5AB

FINE & COUNTRY

# Y FORLAN





# ACCOMMODATION

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Situated in an elevated position, within the glorious Carmarthenshire countryside. Y Forlan is a wonderful family home with heaps of warmth and charm that oozes love from the family that enjoyed this home for over 30 years.

This 3 bed, 2 bath home, set in beautiful gardens with fantastic countryside views, benefits from a separate garage, gated entrance driveway, wildlife pond, open plan dining/kitchen with double doors opening out onto a charming pergola seating area. Not to forget a large, yet cozy, living room with 2 open fires making it the perfect spot to curl up and relax on an evening.

Upstairs doesn't disappoint with 3 bedrooms, all good sizes with countryside views and the most beautiful master bedroom with triple aspect enjoying those views and large en-suite and dressing area.

The feeling of being in the countryside yet having Carmarthen just 3 miles away makes this the perfect spot to settle. You have fantastic woodland walks right on your doorstep and the coast is just 5 miles away! The county town of Carmarthen boasts a range of large supermarkets, university, cinema and shopping complex, Highstreet and local shops, bars, cafes, restaurants and a train station with links to London and Cardiff with the M4 not far giving you easy access to Swansea and beyond.

Y Forlan, the perfect countryside spot yet close to town and coast.









# SELLER INSIGHT

“Nestled within the glorious Carmarthenshire countryside, on the edge of the pretty village of Llangain is Y Forlan, a much-loved family home that boasts a pretty garden and spectacular countryside views. “We’ve owned Y Forlan for well over thirty years now and it’s a house that I love every bit as much today as I did when we first happened upon it three decades ago,” says the owner. “I still remember the day we came to look at it. It sits in a slightly elevated position and as we approached it, before even setting foot through the front door, I said, ‘this is the one for me. I don’t need to go inside’. It was the setting that initially grabbed me. There’s virtually nothing but fields all around and so the outlook is breathtaking. You feel as if you’re in the middle of nowhere, but in reality you’re just a hop, skip and a jump from a really vibrant and very beautiful town.”

“The house itself has a really wonderful feel to it. I can’t quite put my finger on it, but there’s certainly something very special about it. It was much loved by the previous owner, but it definitely needed a spruce up and so over time we’ve done quite a lot of work to enhance it. We’ve essentially opened up the layout so there’s a greater sense of space and much better flow, and we’ve also added a number of sets of French doors so that we can enjoy the view and create a lovely sense of connection between inside and out. It still has its original charm so it retains that very warm and welcoming feel, but it’s now a lot lighter and brighter and much more conducive to modern living.”

“The garden is another feature that I fell for when we initially came to look at the property. It’s very large and wraps around the house, and there’s lots of pretty areas that you wouldn’t expect to find. We’ve added an array of beautiful plants that create lots of colour and interest, and we’ve created a number of places where you can sit out, relax and follow the sun. It’s a really tranquil environment and when we’re out there under the big blue sky, perhaps enjoying a BBQ with friends, we feel as if we could be anywhere in the world.”

“It’s that feeling of having the best of both that I’ve relished most. At home it’s very peaceful and picturesque, and yet in just a matter of minutes I can access everything I need.”

“We’ve had some great times in this house; lots of parties and celebrations and we’ve created wonderful memories. One of the most memorable events was our Halley’s Comet party. Because we have no light pollution here, we were able to sit in the garden and watch it! It was an amazing night.”

“This house needs a new family to fill it and enjoy it, and it’s time for a new chapter in my life,” says the owner. “I can’t quite believe I’ll be leaving after all these years; this house is a part of me and I’ve enjoyed every single minute of my time here.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









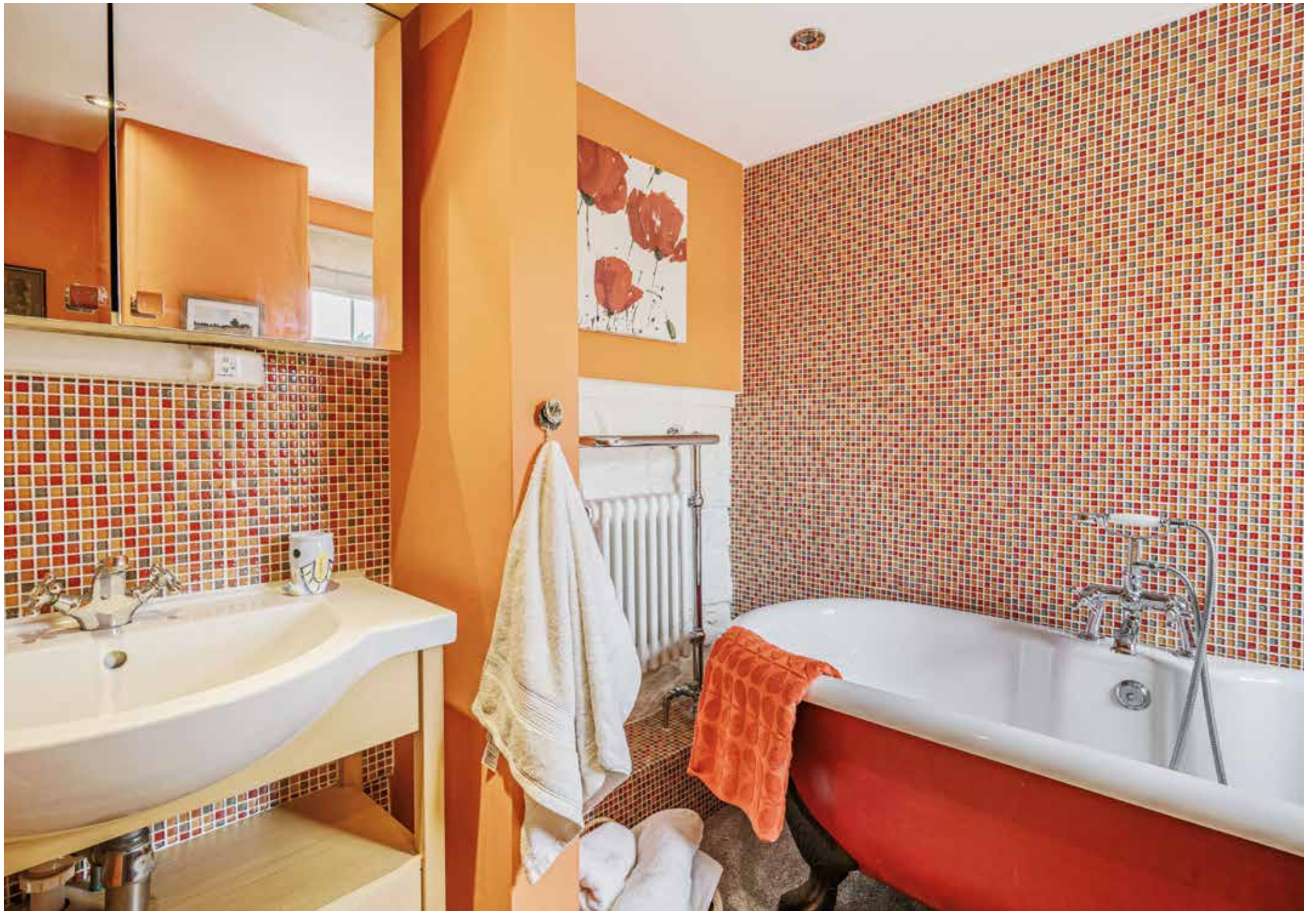


“ The master bedroom is definitely one of my favourites. It's triple aspect so from up there we get spectacular views across the fields all the way to Carmarthen. I love to sit in bed with a cup of tea and just gaze out at the beauty of it all. That's something I'll miss when we move.”









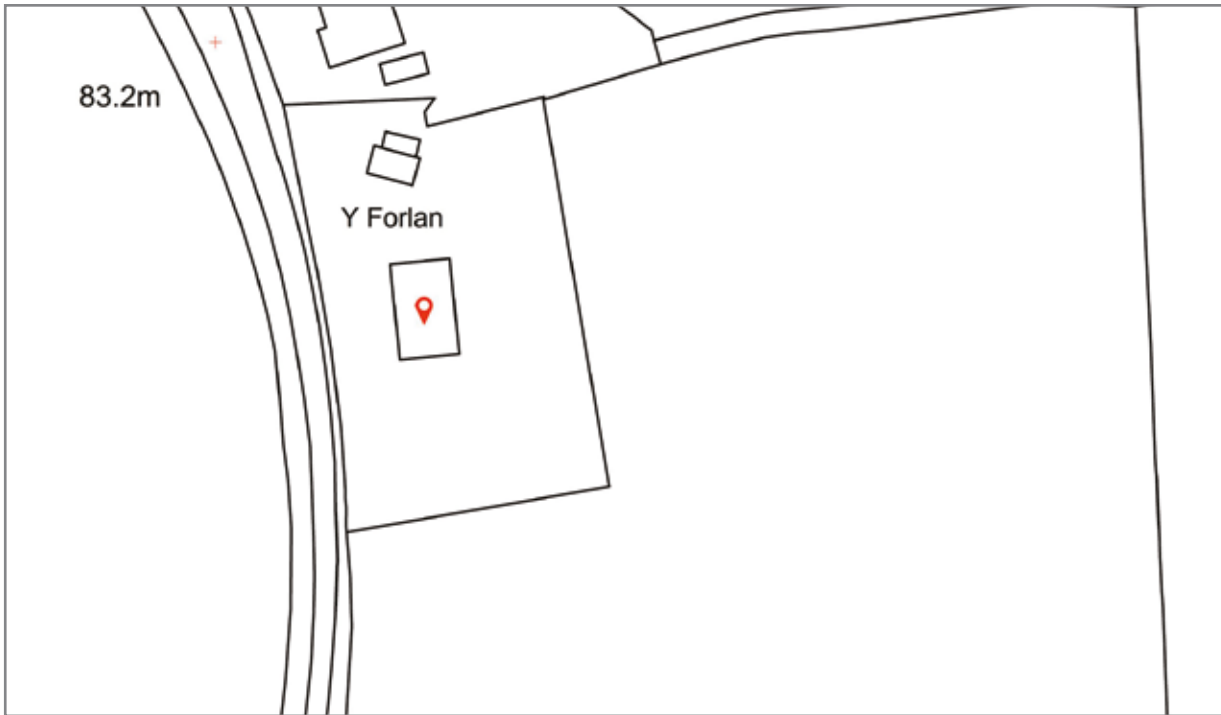












# INFORMATION

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Council Tax Band: E

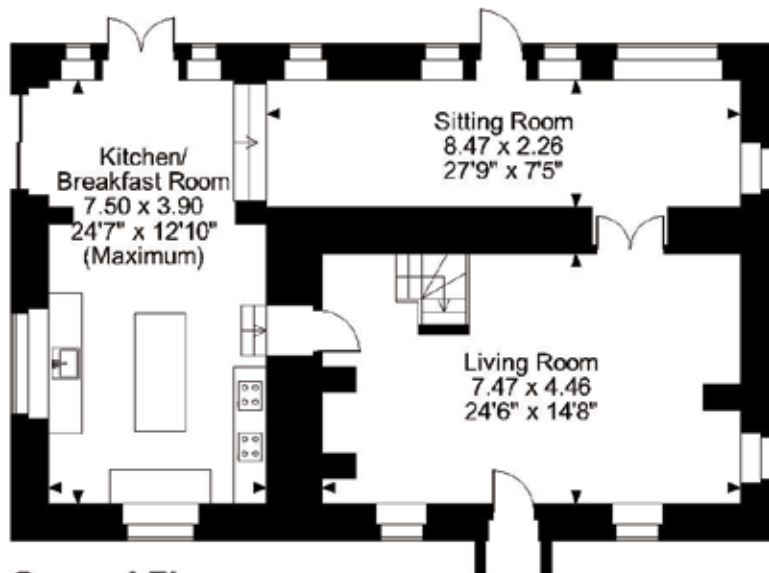
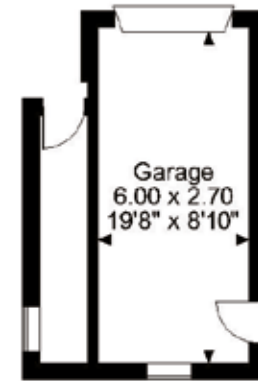
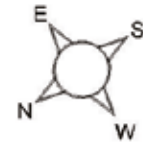
EPC Rating: F

Tenure: Freehold

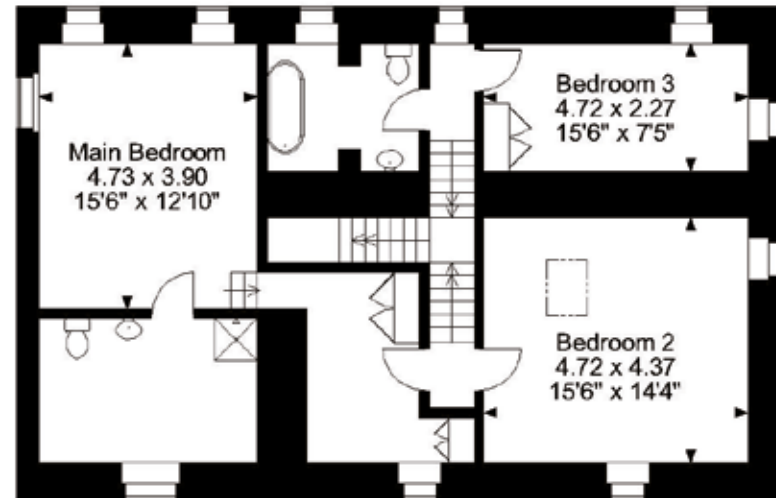
*OIEO* £550,000



**Y Forlan Heol Smyrna, Llangain, Carmarthen**  
**Approximate Gross Internal Area**  
**Main House = 2026 Sq Ft/188 Sq M**  
**Garage = 224 Sq Ft/21 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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