



- Sizeable Family Home on Three Levels
- Three Bedrooms, Two Bath / Shower Rooms, Two Reception Rooms
 - One Bedroom Self-Contained Annexe ● Log Cabin
- Multi-Purpose Barn ● Stableyard with Five Loose Boxes ● Sand Turnout Paddock

GENERAL AND SITUATION

Approximate Distances:
A48 2.5 miles • Cross Hands 5 miles • Carmarthen 10 miles
Llanelli 11 miles

An interesting family home with three bedrooms plus a self-contained one bedroom annexe, log cabin and an excellent range of useful outbuildings, set on the fringe of an accessible village

The current owners bought the property as a bare field in the early 1980's and built the house themselves, eventually moving in around 1985. The house has an unusual and interesting layout on three levels and on the lower level the integral, self-contained one bedroom annexe is ideal as a granny flat or Airbnb rental.

The property is set on the fringe of Mynyddcerrig, about one mile from Drefach, where there is a garage, shop and school.

Neighbouring Porthyrhyd also has a village shop and Post Office and there is a local school in Cefneithin, which is about three miles.

There is easy access onto the A48 dual carriageway, which links to the M4 Motorway and Carmarthen.

THE RESIDENCE

With oil-fired central heating and double glazing throughout, the accommodation in brief is as follows; please refer to the floor plan for approximate room sizes.

The **Main Entrance** through the front door leads to a spacious **Reception Hall** and **Landing** with an airing cupboard and built-in store.

On this **Top Floor**, there is a **Family Bathroom** with a panelled bath, WC, wash hand basin, cubicle with electric shower and fully tiled walls and floor.

There are **Three Good Sized Bedrooms**, one of which has an **Ensuite Shower Room** with a cubicle with electric shower, wash hand basin and WC.

From the **Hall** stairs lead down to the **Middle Floor** where there is a **Dining Room** with an oak floor and picture rear window over-looking the **Patio**. An arch leads through to the **Kitchen** which is fitted with a range of base and eye level units with laminated work surfaces incorporating electric oven, four ring hob with extractor hood, 1½ bowl sink with drainer and mixer tap, plumbing for washing machine and dishwasher.

The good sized **Sitting Room** has glazed external double doors to the rear, a brick fireplace with open grate and matching brick tv plinth.

The stairs then continue down to the **Lower Floor** where there is a **Shower Room** with a cubicle with mains shower, WC, wash hand basin and understairs store.





SELF-CONTAINED ANNEXE

The annexe is on the **Lower Level** and provides the following additional accommodation.

Kitchen with built-in base and eye level units with laminated work surfaces, stainless steel sink with drainer and mixer tap, electric oven, four ring hob with stainless steel extractor hood, breakfast bar and plumbing for a washing machine. It opens into a **Dining Area** which has a hardwood floor and built-in storage.

There is a **Bedroom** with an **Ensuite Shower Room** comprising a cubicle with electric shower, WC and wash hand basin with storage cupboards under.

Completing the **Annexe** is a **Sitting Room** with a log burner and glazed external double doors to the yard.



LOG CABIN

Set behind the house is a mobile **Log Cabin**, around three years old, with insulated walls and double glazed windows. It provides the following rooms:

Kitchen/Living Room 20'1 x 16'7 (6.1m x 5m) with a range of fitted units, electric oven, four ring hob, sink with mixer tap and built-in worksurfaces.

Bedroom 12' x 8'8 (3.6m x 2.7m)

Shower Room 8'9 x 4'4 (2.7m x 1.3m) cubicle with electric shower, WC, wash hand basin



OUTSIDE, OUTBUILDINGS & LAND

The property is set on the fringe of the village and there are ample hard surfaced parking areas, with space for numerous vehicles. There is a large **Raised Patio** to the rear and a lawned garden to the rear and side.

The useful outbuildings are as follows, with approximate sizes:

Barn 30' x 30' (9.2m x 9.2m) steel portal frame with box profile cladding and corrugated roof, two electric roller shutter doors

Stableyard Block walls with box profile roof, concrete base, light power and water supplies, providing:

Store 17'9 x 12'3 (5.4m x 3.7m)

Two Foaling Boxes 16'4 x 11'5 (5m x 3.5m)

Three Loose Boxes 13'5 x 13' (4.1m x 4m) each with auto drinkers

Feed Room 18' x 5'8 (5.5m x 1.8m) with sink and plumbing for washing machine. Loft storage above.

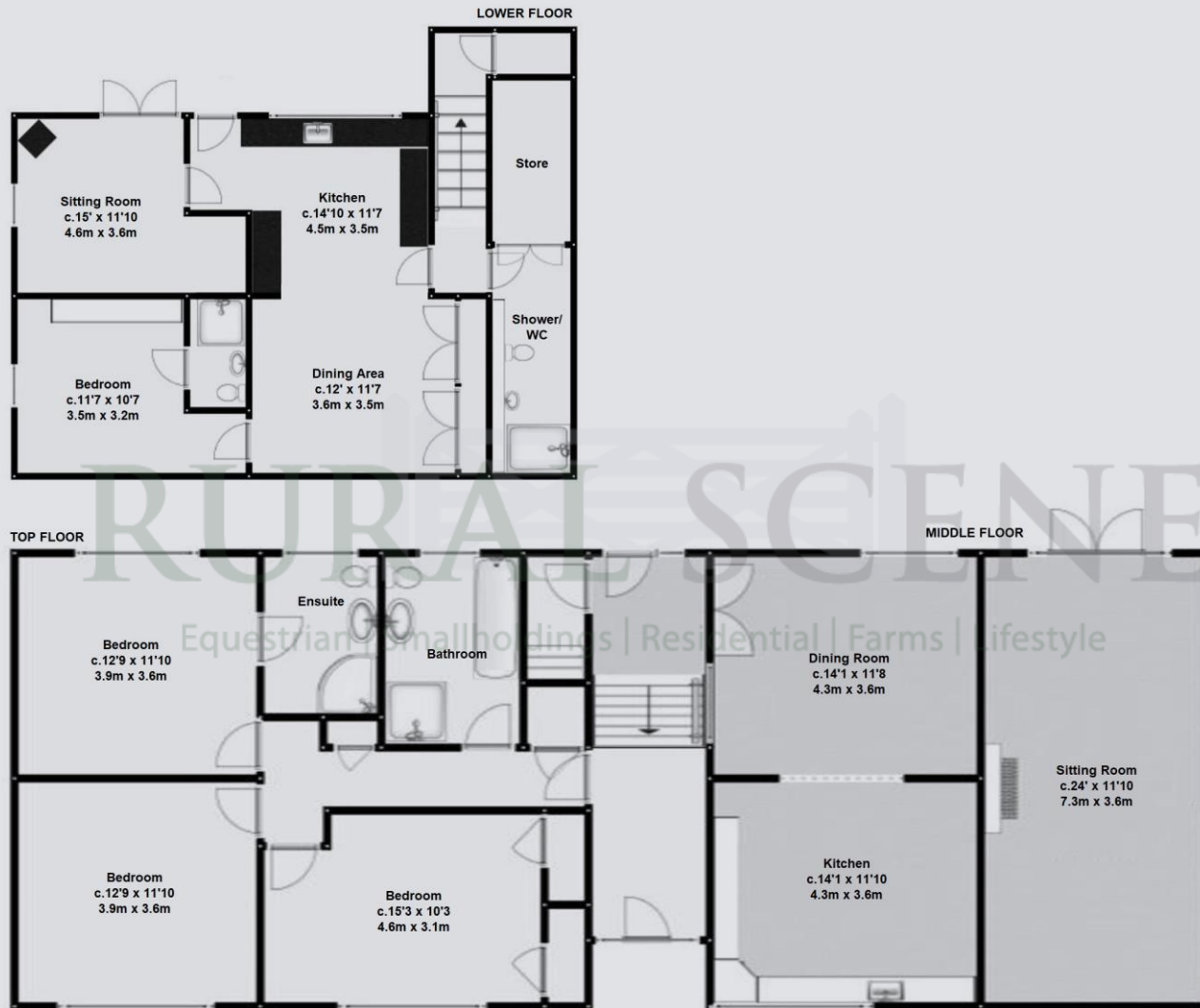
Adjoining the stables is a 15m² **Sand Turnout Area**



OPTIONAL LAND

Purchasers have the option to acquire **Two Parcels of Scrub Woodland** approx. ¼ mile from the property at Capel Seion. The land is set either side of the lane, the larger parcel is approx. 0.4 acres and the smaller approximately 0.25 acres with the derelict remains of an old outbuilding.





VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL
Tel: 01267 234567

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING D**
COUNCIL TAX E

DIRECTIONS

Heading into Mynyddcerrig from Capel Seion go round the sharp left hand bend and Lizdale is the second property on the left hand side.

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