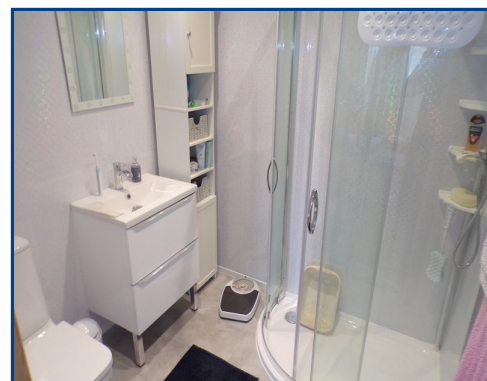
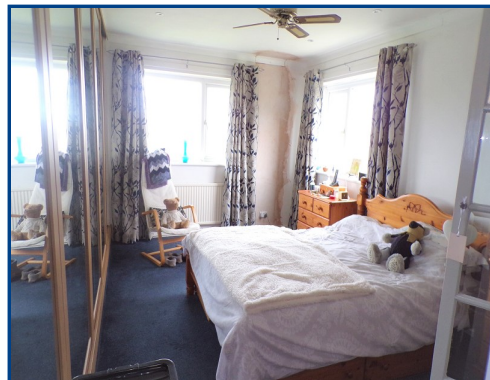


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales



**Ysgubor Fach
Llangain
Carmarthen
Carmarthenshire.**

Offers In Region Of **£615,000**



- Impressive Country Property & 7.09 Acres Of Land
- Peaceful Tranquil Spot & Stunning Views
- Elevated Position & Super Rural Back Drop
- Spacious Detached 5 Bed Family Home
- 2 Rec Rooms, Living Room, Kitchen, Utility, 5 Beds, 3 Baths
- Extensive Mature Gardens & Lake And Woodland
- Sweeping Driveway With Garage & Parking
- Sought After Location
- Only 10 minutes from Llansteffan Beach & Castle
- Viewing Recommended

General Description

A delightfully positioned approx 7.09 acre country holding of considerable residential appeal located within beautiful rural surroundings enjoying a peaceful and tranquil spot with super far reaching views across open countryside and towards Carmarthen Town. Comprises a spacious detached 5 bedroom (en suite) family home offering space and flexibility with extensive mature gardens and detached barn having conversion potential (STC), attractive lake with island and mature wooded areas.

EPC Rating: E39

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Llangain, Carmarthen, Carmarthenshire.

Property Description

An impressive 5 bedroom country property set in beautiful rural surroundings having an elevated position enjoying stunning views yet easily accessible to amenities. Ideally suited for those seeking the country living complimented by the lovely location and stunning views, being only some 4 miles from the Carmarthen and approx 3.5 miles from the popular estuary village at Llansteffan with the lovely beach and historic castle.

The spacious detached house provides- Conservatory, Reception/Dining Room with attractive double height Monks wrap around gallery, Living Room leading through to downstairs bedroom, modern fitted Kitchen/Breakfast Room, Utility Room and downstairs Bathroom. First Floor provides open plan Monks gallery landing area used as home office area, 4 double Bedrooms (one en suite), and luxury Bathroom.

Outside there are approx 7.09 acres of land comprising extensive garden areas taking advantage of the lovely views, fenced paddock, garage with wrap around driveway, attractive lake with island, detached barn with conversion potential (STC), wooded areas with walkways.

CTFRP

General

The placing of Ysgubor Fach on the open market provides prospective purchasers with an unique opportunity of acquiring a superb country property of considerable residential appeal. The property is surrounded by it's own land enjoying total privacy with superb rural views. The residence is most spacious ideal for modern family living with LPG central heating and double glazed windows. The accommodation provides as follows:

Conservatory (10' 0" x 9' 03") or (3.05m x 2.82m)

Entrance area with seating to enjoy the views across the garden leading through to:

Reception Area/Dining Room (15' 07" x 13' 10") or (4.75m x 4.22m)

A spacious family room with double height galleried entrance incorporating a Monks wrap around gallery being a focal point of the room. Attractive floor to ceiling stone chimney breast, radiator, window to front with natural light, good space for dining area and family entertaining.

Downstairs bedroom (13' 08" x 8' 08") or (4.17m x 2.64m)

Window to front, radiator.

Living Room (30' 06" x 16' 0") or (9.30m x 4.88m)

Feature chimney breast with log burner, 2 radiators, wood block flooring, patio doors to rear overlooking garden and lovely views, window to front.

Kitchen/Breakfast Room (15' 05" x 14' 03") or (4.70m x 4.34m)

Modern fitted kitchen with a range of base and eye level cupboards together with wall to ceiling unit which incorporates 'Bosch' built in ovens, electric hob and extractor fan, breakfast island with views towards garden, radiator with tiled flooring.

Store Room (7' 03" x 4' 03") or (2.21m x 1.30m)

Good storage room, door to:

Shower Room (7' 08" x 6' 02") or (2.34m x 1.88m)

Modern luxury suite comprising shower cubicle, WC, vanity unit with basin and storage drawers beneath, heated towel rail.

Utility Room

Rear exterior door, gas central heating boiler, plumbing for washing machine.

First Floor Gallery

A large open plan landing area currently used as home office area taking advantage of the superb views on offer, access to loft space, radiator.

Bedroom 1 (15' 10" Min x 10' 03") or (4.83m Min x 3.12m)

Dual aspect windows commanding the super views, built in mirror fronted range of wardrobes, radiator, door to:

Ensuite Shower Room (6' 11" x 6' 02") or (2.11m x 1.88m)

Modern suite comprising shower cubicle, WC, vanity unit with basin and storage drawers, heated towel rail.

Bedroom 2 (13' 03" x 10' 05") or (4.04m x 3.18m)

Double aspect windows, radiator.

Shower Room

Luxury suite comprising walk in shower cubicle, WC, vanity unit with basin and drawers beneath, partly tiled walls, separate walk through store room with slatted shelving.

Bedroom 3 (16' 10" x 12' 05") or (5.13m x 3.78m)

Double aspect windows with lovely views, vanity unit, enough space for en suite facility, radiator.

Bedroom 4 (15' 09" x 11' 0") or (4.80m x 3.35m)

Window to rear, vanity unit, radiator.

Outside

A particular feature of the property is the extensive grounds and gardens on offer, and is approached over a shared private hard core track leading over to the property. Gated entrance leads into the property with wrap around driveway providing ample car parking area with adjoining garage.

Mature lawn gardens surround the residence with seating areas ideal for relaxation taking in the lovely far reaching views on offer, mixture of trees, shrubs with rear garden benefiting from post and rail fencing, detached barn of brick and stone construction with power and light connected being ideal for conversion into summer house etc (subject to consent). The gardens enjoy views over lake with island, fenced paddock with walkways leading down to woodland having a lovely setting. In total the land extends to 7.5 acres (or thereabouts).

Right Of Way

We are informed by the owner that they benefit from a shared vehicular right of way over the private track leading over to the property.

Broadband and Mobile phone

Broadband is available in the area, mobile phone signal varies depending on network, please contact your network provider for further information.

Services

Mains electricity, mains water, private drainage supply.

Tenure

Freehold

Council Tax

F

Directions

From Carmarthen take the B4312 Llansteffan road and continue out of Johnstown towards Llangain. Carry on for some 3 miles taking a sharp right bend and continue on for another 0.2 mile and the private lane leading can be seen further up on the left.

