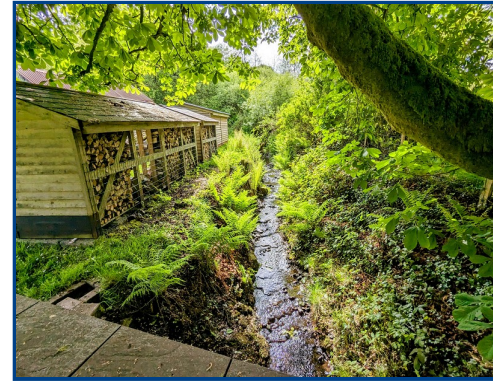


Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers  
14 Offices Across South Wales

**Ffrwd Vale**  
**Llannon**  
**Llanelli**  
**Carmarthenshire.**

Offers In Region Of **£385,000**



- Superb Delightfully Positioned Country Property
- Peaceful Tranquil Rural Setting & Lovely Views
- Charming Detached 3 Bed Period Extended Cottage
- Retaining Character Original Features
- Hall, 3 Rec Rooms, Kitchen, Bath, Utility, 3 Beds
- 1.766 Acre - Beautiful Established Mature Gardens & Paddock
- Useful Outbuilding & Conversion Potential (STC)
- Bisected By Stream Having Wonderful Setting
- Viewing Highly Recommended

### General Description

A delightfully positioned detached period 3 bed cottage located in beautiful rural surroundings enjoying a peaceful tranquil setting of which an early viewing is highly recommended. The property offers quaint and cosy accommodation retaining a wealth of charm and character including beamed ceilings, exposed stone walling, stone fireplace etc. Outside there are extensive mature gardens, outbuilding and pony paddock, bisected by stream creating a most picturesque setting. The carriageway at Cross Hands only 10 minutes drive with Llanelli 6 miles away.

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

#### Important notice

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#### 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](mailto:surveys@ctf-uk.com).

Tel: **01267 230 645**

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

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

## Llannon, Llanelli, Carmarthenshire.

### Property Description

An ideal opportunity of acquiring a charming detached extended country cottage of considerable appeal beautifully located within peaceful rural surroundings adjoining a quiet country lane being easily accessible to all amenities. We are informed that the property dates back from the mid 19th century, and offers character accommodation throughout with original features. The property would ideal suit those seeking the country lifestyle and the peace and quiet.

The characterful accommodation provides side entrance hall, large living room with wood burner, dining room, sitting room, kitchen, bathroom and utility. The first floor is approached via two sets of stairs providing 3 double bedrooms. The property does require some modernisation works internally and would provide a lovely family home.

Outside there are 1.766 acres of extensive well established grounds, gardens and paddock to relax and enjoy, with gated vehicle entrance leading down to arrival yard area providing ample car parking/turning area, mature well stocked gardens to the rear commanding superb rural views with an array of shrubbery, well stocked flower borders with low stone walling, trees, bushes running down to stream at bottom creating a delightful tranquil setting. Also included are useful outbuildings being the former cowshed incorporating garden stores and workshops with conversion potential (subject to consent). Across to the rear is a paddock ideal for pony or other livestock enterprises being gently sloping in nature.

### Side Entrance Hall

Half glazed entrance door, stairs to first floor, beamed ceiling, door to:

**Living Room (20' 04" x 13' 09" Max) or (6.20m x 4.19m Max)**

Stone fireplace and surround with wood burner stove (running the radiators and hot water system), double aspect windows, under stair cupboard, beamed ceiling and walling, part exposed stone walling, door to:

**Dining Room (11' 02" x 8' 04" ) or (3.40m x 2.54m)**

Radiator, beamed ceiling, window overlooking garden with lovely views, door to:

**Bathroom (8' 00" x 6' 05" ) or (2.44m x 1.96m)**

Suite comprising bath with electric shower over and screen, wash basin, WC, tiled flooring, radiator.

**Kitchen (13' 05" x 8' 09" ) or (4.09m x 2.67m)**

Fitted base and wall cupboards with sink unit, cooker and fridge space, window to rear with lovely views, tiled flooring, door to:

**Side Entrance Porch (8' 10" x 3' 11" ) or (2.69m x 1.19m)**

With stable type rear entrance door, tiled flooring.

**Sitting Room (14' 00" x 10' 05" ) or (4.27m x 3.18m)**

Brick built fireplace and timber mantle incorporating a 'Jotul' antique stove with oven and hot plates, fitted cupboard, radiator, beamed ceiling, stairs to first floor, door to:

**Utility Room (5' 11" x 4' 09" ) or (1.80m x 1.45m)**

Fitted base cupboard and work top, freezer and washing machine (not tested), tiled flooring.

## Llannon, Llanelli, Carmarthenshire.

### First Floor Landing

Approached from the side entrance hall, doors to:

**Bedroom 1 (13' 09" x 9' 08" ) or (4.19m x 2.95m)**

Double aspect windows, electric heater, fitted wardrobes and chest drawers.

**Bedroom 2 (14' 01" Max x 10' 01") or (4.29m Max x 3.07m)**

Double aspect windows, fitted wardrobes and chest drawers.

### Bedroom 3

Approached from the sitting room with 2 windows to side, fitted wardrobes and dressing area, part exposed stone walling.

### Outside

Outside there are 1.766 acres of extensive well established grounds and gardens to relax and enjoy, with gated vehicle entrance leading down to arrival yard area providing ample car parking/turning area, Enclosed secret garden area to side of cottage with patio area, shrubs, flower beds and mature tree with pedestrian gate giving access out to roadway. Lovely rear garden with terraced patio and green house taking advantage of the lovely views on offer and overlooking small stream. Large kitchen garden to side with pergolas and raised vegetable beds, shrubbery, lawn areas leading through to fruit orchard area with soft fruits including cherries and plums. Across the stream are further grounds with useful log stores and corrugated iron shed leading to paddock at rear ideal for pony or market gardening with ample space for poly tunnels.

### Outbuilding

Originally being the cow shed, now divided into garden stores, workshops with part loft over and fitted workbench with shelving and power connected with lean to log store adjoining. This building has potential to be converted into home office, workroom etc (subject to consent).

### Broadband and Mobile phone

Basic broadband and mobile phone signal varies depending on network, please check with your network provider for more information.

### Services

Mains electricity, mains water, private drainage supply, partial solid fuel heating, double glazing.

### Tenure

Freehold

### Council Tax

D

### Directions

From Cross Hands take the A476 tumble road and carry on for 3.3 miles until arriving at Llannon. Proceed through and carry on out for Llanelli until arriving at a dip in the road with a lay by on the right. Take a right turning at the lay by onto a country lane and proceed on passing Morlais Lodge on your right and continue on a short distance where the property will be found further along on the left.

