



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

**Llangain  
Carmarthen  
Carmarthenshire.**

Price **£349,950**



- Character Detached 2/3 Bed Period Extended Cottage
- Tastefully Refurbished Accommodation
- 3 Reception Rooms & Wood Burner Stove
- Welcoming & Well Presented Cottage With 2 Bathrooms
- Wonderful Large Mature Garden To Enjoy Surrounded By Fields
- Outside Studio/Home Office
- 2 Garden Sheds, Greenhouse & Polytunnel
- Large Car Parking Area Across The Roadway
- Only 2.5 Miles From Llansteffan & Lovely Walks
- Country Life Close To Beach & All Amenities

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

**General Description**

A character detached period 2/3 bedroom extended cottage of considerable charm located between the villages of Llangain and Llansteffan being only 2.5 miles from the popular estuary village of Llansteffan with lovely walks and the historic castle. The property provides well presented, homely and welcoming accommodation with 3 reception rooms including new wood burner stove and good size kitchen. Outside there are well stocked mature gardens to relax and enjoy with useful studio/home office surrounded by open countryside.

**EPC Rating: E53**



## Llangain, Carmarthen, Carmarthenshire.

### Property Description

A tastefully refurbished detached 2/3 bedroom period extended cottage offering quaint and cosy accommodation located adjoining the B4312 Llansteffan road, and only 5 minutes drive to the popular estuary village with lovely walks. The property offers nicely presented accommodation with 3 reception rooms having potential to use one as a downstairs bedroom if required, kitchen/utility and downstairs bathroom. First floor provides 2 bedrooms and shower room with lovely countryside views from both bedrooms.

Outside there are level well stocked mature garden with fruit trees and shrubs, vegetable beds, lawn, 2 large patio areas and a home office/studio (currently used as an Art studio) perfect for working from home. Also located directly across the roadway is a large gated tar macadam parking area for several cars and potential garage space. In total the land extends to 0.21 acre.

The village of Llansteffan is approx 2.5 miles away with the busy town of Carmarthen some 4 miles distant offering a good range of amenities and facilities including schooling, leisure centre, modern shopping centre, rail station and the carriageway with good access onto the M4.

### Entrance Hall

Double glazed front entrance door, stairs to first floor, doors to:

### Living Room (14' 01" x 10' 08") or (4.29m x 3.25m)

A most cosy room with fireplace and surround with timber mantle incorporating a wood burner stove, alcove shelving, built in under stair cupboard currently converted as small office/computer area, radiator, window to front.

### Reception/Dining Room (14' 0" x 9' 11" ) or (4.27m x 3.02m)

Open fireplace with timber mantle and surround, radiator, window to front, door to:

### L-Shaped Kitchen Breakfast Room (20' 09" x 10' 0" Max Max) or (6.32m x 3.05m Max)

Range of fitted base and eye level cupboards with work top surfaces over, 1.5 bowl sink unit with mixer tap, built in electric oven with gas 4 ring hob and chimney hood over, fridge space, plumbing for washing machine and dryer, 2 windows to rear, double glazed side exterior door, tiled flooring, access through to:

### Study / Office (9' 11" x 8' 01" ) or (3.02m x 2.46m)

Could be ideally used as downstairs bedroom, oil fired central heating boiler, tiled flooring, radiator, 2 windows to rear.

### Bathroom (5' 07" x 4' 01" ) or (1.70m x 1.24m)

Modern suite comprising bath with telephone style hand shower attachment over, wash hand basin, WC, Velux window, heated towel rail, tiled walling, extractor fan.

### First Floor Landing

Doors to:

## Llangain, Carmarthen, Carmarthenshire.

### Bedroom 1 (13' 11" x 10' 02") or (4.24m x 3.10m)

Fitted wardrobes, double aspect windows with lovely views to front, radiator.

### Shower Room (7' 02" x 3' 10" ) or (2.18m x 1.17m)

Modern suite comprising Quadrant shower cubicle, wash hand basin, WC, sky window, heated towel rail.

### Bedroom 2 (13' 11" x 7' 03") or (4.24m x 2.21m)

Window to front with lovely views, fitted wardrobe, radiator, book shelving, access to boarded loft space with retractable ladder.

### Outside

The property benefits from nicely landscaped well stocked mature gardens being an ideal place to relax and enjoy. Small cottage garden to front of cottage with attractive low stone walling, shrubbery and mature hedging. Attractive paved patio/seating area to side, being an ideal place for relaxing and BBQ area, with further patio areas to the rear of the house. Further mature gardens to side with bushes, array of shrubbery, trees, small lawned area, raised beds with lovely secluded areas bisected by pathways. The garden continues down, passing wooden raised beds, vegetable growing areas, a long lawn with stoned pathway leading to further flower/shrub beds and into another section of secret garden. This area is ready to put your own stamp on, with a further newly constructed galvanised shed with clear front and rear for added light. Excellent additional storage or potential games room or similar. Modern outside studio/home office 8'11 x 8'9 with power and light connected ideal as workroom, home office etc, French double glazed entrance doors. greenhouse, poly tunnel and garden shed 13' x 10' approx. of timber construction. Garden shed 17' x 15' of top galvanized steel with paved internal floor. Also included directly across the roadway is a good sized tarmac based providing excellent parking area with good space for garage/workshop (subject to planning).

