



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

Abernant Carmarthen Carmarthenshire.

Offers In Region Of **£360,000**



- Charming detached 3 Bed Converted Former School
- Popular Hamlet Location & Superb Views To Rear
- Sympathetically Converted & Extended
- Deceptively Spacious & Impressive Living/Dining Room
- Open Plan Living Downstairs & Country Style Kitchen
- Lobby, Living/Dining, Kitchen, Master Bed (En Suite), Utility & WC
- 2 First Floor Bedrooms & Family Bathroom
- Ideal Country Lifestyle - Viewing Recommended
- Mature Gardens Taking Advantage of The Lovely Views

General Description

A charming detached 3 bedroom (en suite) converted school having a delightful rural picturesque elevated position commanding superb far reaching views to the rear across open countryside. Comprises a former school having now been sympathetically converted providing deceptively spacious family sized living accommodation retaining a wealth of charm and character including oak doors, exposed timber flooring and wood burner stove. Outside there are garden areas with decking/patio to enjoy the wonderful views with ample car parking.

EPC Rating: D63

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

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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.

Tel: **01267 230 645**

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

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

Abernant, Carmarthen, Carmarthenshire.

Property Description

A most charming detached extended country property of considerable appeal, located within beautiful Welsh countryside enjoying a peaceful setting and superb rural views to the rear across beautiful unspoilt farm land. The property is located within the small quiet hamlet of Abernant being approx. 7 miles from the popular town of Carmarthen.

The residence has been tastefully converted and extended providing character deceptively spacious accommodation retaining lovely features including exposed stonework, ledge and brace internal oak doors, fireplace with wood burner stove, exposed timber flooring to first floor. The ground floor is in open plan style benefiting from under floor heating with impressive living/dining room, master downstairs bedroom with en suite facility, spacious kitchen/breakfast room with delightful views to the rear, utility and cloak room adjacent. First floor provides gallery landing area leading to 2 bedrooms and family bathroom. Outside there is an attractive decking/patio area to take advantage of the superb views on offer, with side garden area including car parking useful garden shed and log store.

The property occupies a most pleasant location within this small hamlet and is a mere 15 minute drive to Carmarthen offering a wide range of amenities and facilities including schooling, chain stores, modern shopping centre and cinema, rail station etc.

Entrance Lobby (9' 09" x 4' 01") or (2.97m x 1.24m)

Solid timber front entrance door, currently used as boot/cloaks room, tiled flooring, door to:

Open Plan Lounge (26' 06" x 15' 04") or (8.08m x 4.67m)

Impressive open plan living and dining area with fireplace and surround and beam over incorporating a wood burner stove on slate hearth, ideal for those cold winter evenings, solid timber stairs to first floor, French doors to rear patio with delightful open views to rear, spot lighting, timber effect flooring, door to:

Kitchen / Breakfast Room (19' 02" x 13' 08") or (5.84m x 4.17m)

A most attractive and spacious room ideal for family entertaining with vaulted ceiling and part oak frame construction with large windows and large rear double glazed sliding doors allowing plenty of natural light into the property, with bench seating and super views to the rear, bespoke fitted kitchen including a range of base cupboards with solid timber worktops and Belfast sink unit with mixer tap, fridge space, electric cooker range with hob and extractor hood over, bespoke built in pantry cupboard with oak doors, large breakfast bar, part exposed stone walling, front exterior oak door, doors to:

Utility Room (5' 11" x 4' 11") or (1.80m x 1.50m)

Fitted wall cupboards, plumbing for washing machine, fridge/freezer space, hot water system tank, Velux style window.

Separate WC (5' 11" x 3' 11") or (1.80m x 1.19m)

Modern suite comprising WC, wash basin, tiled flooring.

Master Bedroom (15' 03" x 12' 11") or (4.65m x 3.94m)

Under stair storage cupboard, window to rear, spot lighting, two steps leading up to:

En-Suite Shower Room (11' 00" x 4' 06") or (3.35m x 1.37m)

Luxury modern suite comprising walk in fully tiled shower cubicle, vanity unit with wash basin, WC, tiled flooring, heated towel rail, spot lighting, two windows to side.

First Floor Galleried Landing (19' 10" x 7' 02") or (6.05m x 2.18m)

Attractive exposed timber boards flooring, radiator, doors to:

Bedroom 2 (15' 03" x 13' 00"Max Max) or (4.65m x 3.96m Max)

Radiator, built in wardrobe.

Bedroom 3 (15' 03" x 9' 04") or (4.65m x 2.84m)

Velux style window to rear with superb views across open countryside, range of built in wardrobes, radiator, exposed timber flooring.

Bathroom (11' 11" x 7' 09") or (3.63m x 2.36m)

Luxury suite comprising walk in fully tiled shower cubicle with jets system, free standing bath with wall mounted taps, vanity unit with wash basin, heated towel rail, WC, spot lighting, Velux style window.

Outside

Mature garden to rear of residence with lawned area and shrub borders, attractive decking/patio area ideal for family parties and BBQ taking advantage of the delightful far reaching views that can be enjoyed. Side garden area with shrubbery and lawn with car parking area giving direct access out to the roadway.

Broadband and Mobile phone

Limited 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, air source heating.

Tenure

Freehold

Council Tax

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Directions

From Carmarthen proceed out of town on the Henfwlch road and continue on for approx. 5 miles passing through Trevaughan and Bwlchnewydd. Continue on a short distance and take a left turning signposted Abernant and carry on for 0.8 mile and take the next left turning for Abernant, Continue down approx. 0.5 mile and bear right and proceed down again for half a mile until arriving at Abernant, Proceed through and the property will be found straight in front.

