

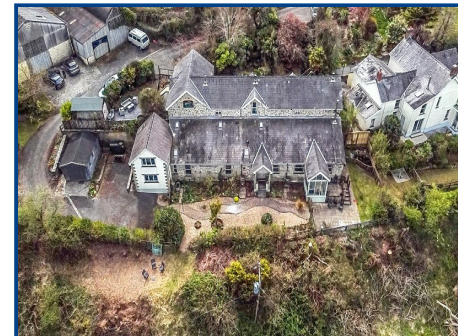
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Ffynnonau Llansteffan Carmarthen Carmarthenshire.

Offers In Region Of **£425,000**



- Most Impressive And Stylish Converted 3 Bed Barn
- Superb Coastal Spot & Majestic Panoramic Estuary Views
- Stunning Views Towards Laugharne & Dylan Thomas Boat House
- Sympathetically Renovated & Modern Contemporary Twist
- Character Features Inc Exposed Stone Walls, Timber Doors
- 35' Long Open Plan Living & Sun Lounge To Enjoy The Views
- 3 Bedrooms Including Master Suite Wing
- Mature Gardens to Relax & Enjoy The Glorious Views
- Car Parking Drive & Sloping Paddock To Front
- ** VIEWING ESSENTIAL TO FULLY APPRECIATE **



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.

General Description

**** IDEAL LIFESTYLE OPPORTUNITY WITH BREATHTAKING VIEWS ENJOYED ACROSS THE ESTUARY AND TOWARDS THE FAMOUS POET HOME OF DYLAN THOMAS AT LAUGHARNE**** Comprises a beautifully converted former barn having been tastefully and sympathetically converted retaining a wealth of charm and character, offering most spacious 3 bedroom family size accommodation, with open plan living/dining/sitting area. Outside there is one acre of mature gardens and sloping paddock. with patio areas taking advantage of the super views.

EPC Rating: D66

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Ffynonnau, Llansteffan, Carmarthen, Carmarthenshire.

Property Description

**** VIEWING ESSENTIAL TO FULLY APPRECIATE WHAT'S ON OFFER INCLUDING THE SUPERB LOCATION AND IMPRESSIVE PANORAMIC VIEWS**** - The property offers prospective purchasers an unique opportunity of acquiring a most desirable country property located on a quiet complex of four converted properties. Having a superb elevated position taking full advantage of the estuary, the famous Dylan Thomas Boathouse and the lovely Preseli mountains.

The barn has been sympathetically converted to a very high standard throughout having been tastefully designed retaining characterful features including exposed stone walling and solid timber internal doors, with a stylish modern contemporary twist. The well appointed family sized accommodation benefits from oil fired central heating with under floor heating to ground floor and radiator to first floor. Entrance hallway, open plan kitchen/dining/living, sun room, ideal for relaxation, taking advantage of the superb estuary views, utility room, family shower room, 2 double bedrooms and an impressive Master Suite providing large dressing room leading to bathroom and wet room with first floor bedroom.

The cottages have excellent access and are approached over a well maintained shared private tarmac lane. Outside there are mature, easily manageable gardens with car parking driveway, providing ample parking, with useful wood cabin/workshop included. Attractive patio areas and fish pond to sit out and relax, taking in the superb views on offer. Also included is a sloping paddock located directly to the front of the residence ideal for dogs.

The popular estuary village of Llansteffan is only approx. 2 miles away with its lovely beach, historic castle and lovely walks. The larger town of Carmarthen and the termination of the carriageway is only 10 miles away, offering a wide range of amenities and facilities including modern shopping centre and cinema, rail station and major road links. The beautiful Pembrokeshire coastline is within easy travelling distance with lovely sandy beaches and coves.

Entrance Porch

Attractive oak framed with bench seating, solid front door to:

Entrance Hall (15' 0" x 7' 0") or (4.57m x 2.13m)

Travertine tiled flooring, wall lighting, part exposed stone walling, doors to:

Open Plan Kitchen / Dining / Sitting Room (35' 06" x 15' 03") or (10.82m x 4.65m)

A luxury bespoke fitted kitchen with a matching range of base and wall cupboards, sink unit with mixer tap, electric cooker range with double oven, electric hob and hood over, dish washer, Travertine flooring, fridge space, wine fridge, spot lighting, tiled surrounds, double aspect windows with glorious views, part exposed stone walling, sitting area with wood burner stove and exposed flue for those cosy nights, access through to:

Sun Lounge (8' 08" x 8' 05") or (2.64m x 2.57m)

A most relaxing room with glazed windows taking advantage of the superb estuary views on offer, Travertine tiled flooring.

Utility Room (16' 0" x 6' 07") or (4.88m x 2.01m)

Belfast sink unit with mixer tap, plumbing for washing machine and dryer, Travertine flooring, radiator, spot lighting, oil fired central heating boiler.

Inner Hallway

Travertine flooring, wall lighting, doors to:

Shower Room (11' 03" x 5' 06" Max) or (3.43m x 1.68m Max)

Modern suite comprising walk in shower area with tropical head over, WC, wash basin, towel rail, Travertine flooring, Velux style window, tiled splash backs, spot lighting.

Bedroom 1 (15' 08" x 11' 03") or (4.78m x 3.43m)

Window to front with lovely views, part exposed stone walling.

Bedroom 2 (11' 09" x 11' 04") or (3.58m x 3.45m)

Window to front with lovely views, feature former window display with beam and light over, part exposed stone walling.

Master Suite Bedroom

Divided into:

Ffynonnau, Llansteffan, Carmarthen, Carmarthenshire.

Dressing Room (14' 01" x 8' 02") or (4.29m x 2.49m)

Range of fitted wardrobes with mirror fronted doors with shelving, drawers and rails, under stair cupboard, spot lighting, stairs leading up to bedroom.

Bathroom (14' 01" x 6' 08") or (4.29m x 2.03m)

Modern luxury suite comprising panelled bath and surround, twin vanity wash basins, tiled surrounds, towel rail, Travertine flooring, spot lighting.

Wet Room (6' 05" x 5' 0") or (1.96m x 1.52m)

Walk in fully tiled shower area, WC, tiled splash backs, towel rail, Travertine flooring, spot lighting.

Master Bedroom (17' 06" Max x 14' 01") or (5.33m Max x 4.29m)

Most spacious room with window to front commanding superb panoramic estuary and countryside views, radiator.

Outside

The property is approached over a private shared tarmac lane that leads over to the complex of properties with gated entrance leading into Salt marsh Cottage. Car parking driveway to side providing ample parking facilities. Timber cabin/workshop with double doors and power and light connected. Mature gardens to front and side of residence with stoned areas, young trees, shrubs, flower beds with small lawned area to side with fish pond. Attractive raised paved patio to relax and enjoy the majestic views on offer. Also included is a sloping paddock to the front being ideal for dogs. In total the plot extends to 1 acre (or thereabouts).

Flying Freehold

We are informed by the owner that the neighbour adjoining at the rear has a flying freehold over the utility room.

Water Supply

We have been informed by the owners that there is a monthly contribution towards the water and drainage supply.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Please contact your network provider for further information. Please contact your broadband provider for information regarding the availability of broadband.

Services

Mains electricity, private drainage and water supplies with monthly contribution of £30 per month.

Tenure

Freehold

Council Tax

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