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**Glanddu
Broad Oak
Carmarthen
Carmarthenshire.**

Price **£580,000**



- Semi Rural Location
- 2 Separate Dwellings comprising
- Detached & Semi Detached Cottage
- Games Room with potential for further accommodation subject to planning
- Ample Parking & Turning Area
- Just under 4 Miles to Llandeilo
- Approximately 6 Acres or thereabouts
- Woodland, Paddocks, Gardens & Poly Tunnel
- Range of Outbuildings
- Solar Panels EPC: E44 & G13

General Description

Situated in a semi rural location, 2 separate dwellings, range of outbuildings and games room with potential for further accommodation subject to to the necessary planning approval. Extending in all to approximately 6 acres of land.

EPC Rating: E44

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Glanddu, Broad Oak, Carmarthen, Carmarthenshire.

Property Description

A country property comprising 2 dwellings and a games room (with potential for further accommodation subject to the necessary planning approval. Externally there is vehicular access to a useful range of outbuildings with ample parking and turning areas, in all approximately 6 acres of garden and grounds with Yurt and kitchen/shower facilities.

Located just under 4 miles from Llandeilo in the Towy Valley, one of the most sought after regions in the Principality, and is centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. Leisure amenities are available within the town to include Tennis Courts, playing fields, Penlan Park, Dynevor Park with its Historic Castle, nature walks and wildlife reserve.

The area is a well known tourist destination with popular attractions of Dinefwr, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.
CTFRP

The property comprises:

Y Bwthyn

Double glazed patio doors to:

Lounge (16' 0" x 17' 11") or (4.87m x 5.45m)

With stairs to first floor, under stairs storage, 3 wall lights, 2 radiators and textured ceiling.

Kitchen/Diner (8' 11" x 21' 1") or (2.72m x 6.43m)

With a range of fitted base and wall units, stainless steel bowl and a half sink unit with mixer tap, 4 ring electric hob with extractor over. Electric oven, plumbing for automatic washing machine, Klover wood pellet stove, integrated automatic dishwasher, laminate floor, textured ceiling, 2 double glazed windows and door to rear.

Bedroom 1 (16' 2" x 9' 5") or (4.93m x 2.87m)

With radiator and double glazed window to front.

En Suite (9' 1" x 7' 7") or (2.76m x 2.32m)

With low level flush Wc, pedestal wash hand basin, walk in shower enclosure with mains dual head shower, tiled floor, part tiled walls, water proof wall board ceiling, heated towel rail, extractor fan, built in store cupboard and double glazed window to rear.

First Floor

Landing with exposed floor boards and textured ceiling.

Bedroom 2 (16' 9" x 14' 2") or (5.11m x 4.33m)

With fitted wardrobes, exposed floorboards, radiator, textured ceiling, double glazed window to front and double glazed French doors to rear decked balcony.

Bedroom 3 (16' 10" x 10' 3") or (5.13m x 3.13m)

With access to roof space, airing cupboard, exposed floorboards, radiator and double glazed window to front and rear.

Bathroom (6' 1" x 7' 0") or (1.85m x 2.13m)

With fitted Wc, vanity wash hand basin with cupboards under, panelled bath with shower attachment tap, part tiled walls, tiled floor, heated towel rails and double glazed window to rear.

Balcony (33' 2" x 9' 8") or (10.10m x 2.95m)

Outside tap. Railed.

Y Beudy

A detached former barn conversion with games room attached.

Double Glazed Door:-

Kitchen/Diner (16' 11" x 9' 5") or (5.16m x 2.87m)

With a range of fitted base, drawer and wall units, single bowl composite sink unit with mixer tap, 4 ring electric hob with oven under, exposed floorboards, electric storage heater, textured ceiling and uPVC double glazed window to front, side and rear.

Lounge (17' 5" x 11' 6") or (5.30m x 3.51m)

With wood burning stove and 2 double glazed windows to front and door to rear.

Bathroom (12' 8" x 9' 11") or (3.87m x 3.02m)

With low level Wc, pedestal wash hand basin, claw feet bath with shower attachment tap, walk in shower with electric shower, airing cupboard with fully lagged hot water cylinder, part water proof wall boards, textured ceiling, extractor fan, shaver light and point, heated towel rail and double glazed window either side.

Bedroom (17' 5" x 10' 10") or (5.30m x 3.29m)

With electric radiator, access to roof space, textured ceiling and double glazed window to front.

Games Room

The games room would be ideal for further accommodation subject to the necessary planning consent. Comprising:

Glanddu, Broad Oak, Carmarthen, Carmarthenshire.

Lounge (17' 9" x 10' 8") or (5.40m x 3.24m)

With wood burner, vaulted ceiling and door to front and rear and window to rear into porch.

Kitchen (13' 1" x 7' 1") or (3.99m x 2.15m)

With stainless steel single drainer sink unit, bottled gas cooker point, plumbing for washing machine and stairs to mezzanine bedroom.

Shower Room (4' 4" x 6' 6") or (1.32m x 1.97m)

with low level WC, vanity wash hand basin, part tiled walls and electric shower.

Mezzanine Bedroom (13' 1" x 7' 4") or (3.98m x 2.23m)

With window to side.

Rear Porch (9' 1" x 3' 4") or (2.76m x 1.01m)

EXTERNALLY

Approached via a tarmac drive to the front for two cars and lawned garden to the front of Y Bwthyn.

Secondary gated entrance drive with ample parking and turning area to the outbuildings.

To the rear of property there is a polytunnel (17.13 x 5.55) chicken coop, derelict sauna/ pigsty, shower cubicle with sink and cooking area leading to yurt with wood burner, eco toilet and wood store.

Enclosed goose run with orchard and pond.

Small wooded area, croquet lawn, pond and rear vehicular lane.

In all the land amounts to approximately 6 acres or thereabouts.

Log Store (45' 2" x 28' 10") or (13.77m x 8.78m)

of block and metal construction.

Work Shop (73' 10" x 32' 4") or (22.51m x 9.86m)

of block and metal construction.

Store/Office (13' 3" x 6' 4") or (4.05m x 1.94m)

Tool Shed (13' 7" x 6' 6") or (4.13m x 1.99m)

Garage (38' 3" x 16' 4") or (11.65m x 4.99m)

With power and light connected (door 3.62m high) door to; Rear of garage 10.63 x 5.11 with power and light connected

Bar Area (19' 4" x 12' 5") or (5.89m x 3.79m)

Corrugated.

Utility (18' 10" x 17' 2") or (5.74m x 5.22m)

With Belfast sink unit, power and light connected, control panel for solar panels, first floor storage area and of block and corrugated zinc construction.

Services

Y Bwthyn - Mains electric and water. Shared septic tank with neighbour. Central Heating by means of Klover wood pellet burner. Epc Rating E44

Y Beudy - Mains electric and water. Private cess pool. Electric heating. Epc Rating G13

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel. No. 01267 234567.

Y Bwthyn - Council Tax Band D

Y Beudy - Council Tax Band B

Agents Note

Situated in a convenient setting just under 4 miles from Llandeilo, in a semi rural location, ideal investment opportunity with Air B & B opportunity and potential for further accommodation/annexe subject to the necessary planning approval.

Broadband and Mobile phone

The mobile phone signal is deemed to be good in this location.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water. Private drainage.

Tenure

Freehold

Council Tax

D

Directions

From Llandeilo take the A40 towards Carmarthen. After the Cottage Inn take a right turn signposted Capel Isaac. Proceed over the little bridge for approximately one mile and turn left sign posted Broad Oak. Take the first right in front of the small Chapel and the property will be found a little further on the left hand side. (what3words umbrella.houseboat.calibrate)

