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14 Offices Across South Wales

**Glan Rhydwr
Llanarthney
Carmarthen
Carmarthenshire. SA32 8JJ**

Price £550,000



- A Rural Country Holding comprising
- Detached 6 Bedroom House with
- Former Cowshed, Pig Sty, Workshop & Store Sheds
- In all extending to approximately 2.1 Acres
- In a convenient location 4.5miles to Llandeilo & 11 Miles Carmarthen
- Mature grounds, Naturalised Areas & Small Paddock
- Stream Boundary
- EPC: F33
- Scenic Country Views over the surrounding area

General Description

A rural country holding in a convenient location approximately 4.5 miles from Llandeilo town. The property comprises a 6 bedroom house with range of outbuildings and in all approximately 2.1 acres or thereabouts.

EPC Rating: F33

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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.

Llanarthney, Carmarthen, Carmarthenshire.

Property Description

Built of traditional construction under a slated roof with rendered and painted elevations with the benefit of oil heating and double glazing, requiring some update.

Situated in an elevated location with fine views over the surrounding countryside and beyond, located in between Llandeilo and Carmarthen a short distance from the village of Llanarthney which is nestled in the Carmarthenshire countryside yet just 9 miles from Carmarthen with its mix of high street and individual shops, a cinema complex, theatre and supermarkets. The town is also home to Dyfed Powys Police headquarters, University of Wales Trinity Saint David, West Wales General Hospital at Glangwili and the S4C studios. Excellent primary and secondary education is provided locally in both English and Welsh medium schools. Private education is also available near-by. The colourful and picturesque small town of Llandeilo is about 4.5 miles away with quaint shops, independent hotel, restaurants and bars.

The village of Llanarthney is the home of the popular child and dog friendly Wright's Food Emporium which is a short distance away. The local Emlyn Arms and the village hall also add to the character and community spirit within the village. Paxton Tower is within a short drive with views of the stunning Towy Valley while The Botanic Garden of Wales and Dinefwr are within a short motoring distance. Sports enthusiasts can also find popular golf courses locally. With excellent motorway and train links.

The spacious versatile accommodation presently comprises 3 Reception Rooms, Kitchen, Sun Room, 6 Bedrooms, 2 Shower Rooms and bathroom. Externally there is a range of buildings, former cowshed and pig sty with naturalised areas, mature gardens and small paddock with a stream boundary, extending in all to approximately 2.1 acres. CTFRL

Entrance Porch

With two double glazed windows and double glazed door. Tiled floor and glass panel door to hall.

Hall

Radiator, open balustrade staircase to first floor, coat hooks and coved ceiling.

Lounge (12' 7" x 17' 3") or (3.83m x 5.26m)

Double glazed window to front, radiator, coved ceiling, brick fireplace with wood burning stove and mantle. TV point and double glazed window to rear.

Ground Floor Bedroom (14' 3" x 9' 0") or (4.34m x 2.75m)

With radiator, double glazed window, fitted wardrobes and coved ceiling.

Inner Hall

Coved ceiling and 2 double glazed windows.

Dining Room (16' 5" x 8' 10") or (5.0m x 2.70m)

With boarded floor, radiator, coved ceiling, plate rack, double glazed french doors with side panels to sun room. Door to hall.

Sun Room (10' 1" x 14' 2") or (3.07m x 4.31m)

With laminate floor, down lights and double glazed doors to garden.

Living Room (29' 5" x 11' 9") or (8.96m x 3.59m)

With wood burning stove and hearth, boarded floor, shelving, TV point, fluorescent lights, 3 double glazed windows, patio doors and ceiling clothes airer. 2 small windows to hall.

Freezer Room (6' 8" x 5' 7") or (2.04m x 1.71m)

Shelving, tiled floor, power points and light.

Shower Room (5' 1" x 5' 0") or (1.55m x 1.53m)

With low level WC, vanity wash hand basin and shower enclosure with Triton electric shower, double glazed window, tiled walls, tiled floor, pull switch and heated towel rail.

Kitchen (14' 0" x 8' 10") or (4.26m x 2.68m)

With a range of wall, base and drawer units, access to roof space, quarry tiled floor. Oil fired Rayburn, double glazed window, fitted work tops, electric oven and stainless steel double drainer sink unit, part tiled walls and coved ceiling. Ceiling clothes airer.

Inner lobby

Part tiled and coat hooks.

Llanarthney, Carmarthen, Carmarthenshire.

Bathroom (8' 2" x 7' 1") or (2.49m x 2.15m)

With shower enclosure, low level WC, panelled bath and vanity unit with wash hand basin. Radiator, bath with mixer tap and hand spray, double glazed window, quarry tiled floor and part tiled.

Utility (10' 1" x 8' 2") or (3.08m x 2.48m)

With a range of base, wall and larder units, fitted worktops. Double glazed door and double glazed window, wall mounted central heating boiler, plumbing for washing machine, appliance space, quarry tiled floor and tiled walls.

First Floor

Staircase to first floor.

Landing

With double glazed window, access to roof space, timber panelled walls and coved ceiling.

Bedroom 1 (12' 9" x 6' 4") or (3.88m x 1.92m)

Coved ceiling and double glazed window.

Bedroom 2 (8' 9" x 6' 2") or (2.66m x 1.89m)

With timber panelling, double glazed window and coved ceiling.

Bedroom 3 (6' 11" x 9' 11") or (2.12m x 3.02m)

Double glazed window, coved ceiling, radiator and built in shelving.

Bedroom 4 (7' 10" x 7' 5") or (2.39m x 2.26m)

With coved ceiling, built in shelving, radiator and double glazed window.

Shower Room (10' 6" x 5' 5") or (3.19m x 1.66m)

With vanity wash hand basin with mixer tap, low level WC and shower enclosure. Pull switch, laminate floor, respatex wall and part tiled.

Bedroom 5 (10' 10" x 12' 4") or (3.31m x 3.77m)

With radiator, double glazed window, fitted cupboards with louvre doors and coved ceiling.

EXTERNALLY

The property is approached along an entrance track which terminates at the homestead.

To the rear of the property is a paved patio area and garden area.

To the side of the property is a paddock area with stream boundary.

Concrete parking area with raised lawned garden and naturalised areas, former vegetable patch, timber store shed, fruit trees and greenhouse.

Oil tank

Store Shed (12' 9" x 10' 10") or (3.89m x 3.31m)

Stone and slate construction.

Wood Store (12' 9" x 10' 10") or (3.89m x 3.31m)

Former Cowshed

Stone under a slated roof. Comprising:

Room 1 (12' 6" x 16' 7") or (3.80m x 5.05m)

Stairs to first floor.

Room 2 (15' 7" x 27' 8") or (4.76m x 8.43m)

Rear Lean-To (20' 9" x 18' 10") or (6.33m x 5.73m)

Workshop (20' 7" x 19' 1") or (6.27m x 5.82m)

Rear Store (10' 0" x 12' 1") or (3.04m x 3.69m)

Former Pig Sty

Local Authority

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

Agents Note

We are informed that there is a third party right of way along the access driveway to the neighbouring farmland.

Broadband and Mobile phone

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

Viewing

By appointment with the Selling Agents.

