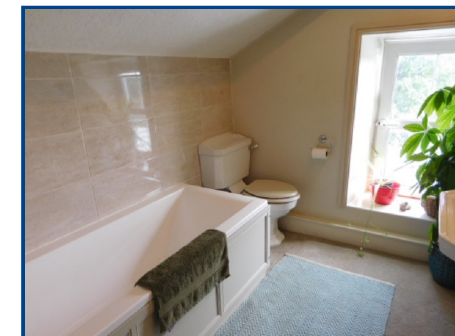


**Ty Penrhos  
Llanfynydd  
Carmarthen  
Carmarthenshire.**

Price **£495,000**



- Smallholding of Approximately 3.5 Acres
- Barn/Workshop, Pony/Kennels & Field Shelters
- Potential for Attached Self Contained annexe
- Scenic Countryside Views & Walks
- Convenient to Llanfynydd Village with Brechfa Forest Nearby
- Oil Central Heating & Double Glazing
- 4 Bedrooms, Shower Room & Family Bathroom
- Convenient to Pantglas Leisure Park
- EPC: E40

**General Description**

A smallholding comprising a 4 bedroom detached farmhouse with approximately 3.5 acres of land or thereabouts with potential for attached annexe subject to the necessary planning consents.

**EPC Rating: E40**

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@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](mailto:surveys@ctf-uk.com).

## Llanfynydd, Carmarthen, Carmarthenshire.

### Property Description

This smallholding comprising a 4 bedroom detached farmhouse with approximately 3.5 acres of land or thereabouts. Externally there is an attached former cowshed, barn/workshop, pony stable/kennels, poly tunnel, field shelters and small paddocks. A former boot room and garage now converted to storage rooms with potential for self contained annexe subject to the necessary planning consents.

This traditional property dating to circa 1800 with later additions has rendered elevations under a slated roof and has the benefit of oil central heating and double glazing. The property is approached via a gated driveway onto a courtyard setting with scenic and tranquil countryside views over the surrounding farmland and beyond.

In a convenient location within walking distance of the village of Llanfynydd with its public house and church. The village offers many activities to include its book and craft clubs and coffee mornings. The village is supported by Llanfynydd village society and has an annual agricultural show and local young farmers association. There is a local bus service to Carmarthen twice a week and is on a bus route for the Bro Dinefwr School at Ffairfach. The area is renowned for its country pursuits with wonderful opportunities for riding, walking and mountain biking available on the green lanes and in nearby brechfa forest. Court Henri and Dryslwyn are a short distance away with its nursery/primary school, regular bus service and local community shop. Pantglas Leisure club with restaurant, gym and swimming pool, snooker room, tennis courts and playground is a short distance away.

Llanfynydd is within easy commuting distance of Llandeilo and Carmarthen towns which offer a wide and varied range of amenities to include banks, shops, offices and schools. The M4 Motorway connection at Pont Abraham is within easy commuting distance. Local attractions include the Aberglasney Gardens, Paxton Tower and the Botanical Gardens of Wales all of which are within easy reach.

The accommodation comprises Sun Room, Shower Room, Scullery, Kitchen/Breakfast Room/Living Room, Lounge/Dining Room, Utility Room with access through to the former boot room/garage now storage rooms and shower room, first floor 4 bedrooms and family bathroom with staircase to an attic area.

Externally the property has a range of buildings, small paddocks and field shelters.  
CTFRL

### Double Glazed Door:-

to:

### Sun Room (9' 10" x 15' 0") or (2.99m x 4.56m)

With dwarf walls and double glazed leaded windows, tiled floor, radiator and door to shower room.

### Shower Room (4' 6" x 8' 10") or (1.38m x 2.70m)

With low level WC, pedestal wash hand basin and shower cubicle with shower unit, spot lights, tiled floor and extractor fan, radiator and two double glazed windows.

### Scullery (4' 9" x 7' 0") or (1.45m x 2.14m)

With circular bowl and mixer tap, tiled floor, base units with worktop, display cupboards and shelving, recess area for appliance space and radiator. Glass panel door to:

### Kitchen/Breakfast/Living Area (24' 6" x 13' 5") or (7.48m x 4.08m)

Kitchen area with oak fronted units comprising base, wall, display and larder units, double bowl and a half sink unit, work tops and breakfast bar. Plumbing for dish washer, radiator, fluorescent light and tiled floor.

Living area with inglenook feature brick wall and inset area with shelving, cooker point and space for double oven. TV point, 2 radiators and 2 double glazed windows. Glass panelled door to lounge/dining room. Door to utility area.

### Lounge/Dining Room (15' 6" x 27' 8") or (4.73m x 8.44m)

With double glazed patio doors and two windows to front. Beamed ceiling, ornate coving and ceiling rose. Feature fireplace with grate, hearth and wood burning stove. Open balustrade staircase to first floor with timber panelling.

### Utility Area (4' 0" x 7' 8") or (1.23m x 2.34m)

With double glazed window. Plumbing for a washing machine, appliance space and cloak hanging area, radiator and stairs up to the former boot room and garage now converted to storage room with shower Room. (This area would be ideal as a self contained annexe subject to the necessary planning consents.).

### First Floor

Open balustrade staircase to first floor from lounge/dining room.

### Half Landing

to:

### Main Landing

With doors to 3 bedrooms.

Door to Attic Room.

### Bedroom 1 (15' 7" x 10' 10") or (4.75m x 3.29m)

With double glazed window to front, beamed ceiling, radiator and coved ceiling. Boarded floor.

### Bedroom 2 (15' 5" x 11' 0") or (4.70m x 3.36m)

With double glazed window, recess curtained wardrobe with rail, beamed ceiling and radiator.

### Bedroom 3 (8' 10" x 5' 11") or (2.69m x 1.80m)

With double glazed window, coved ceiling, beamed ceiling and radiator.

### Second landing

With radiator, walk in airing/storage cupboard with louvre doors with shelves and hanging rail. Wall light.

### Bedroom 4 (16' 4" Max x 10' 4") or (4.99m Max x 3.14m)

With restricted headroom, roof light and eaves storage, beamed ceiling, radiator and double glazed window.

### Bathroom (6' 11" x 8' 0") or (2.10m x 2.45m)

With low level WC, panelled bath and pedestal wash hand basin, part tiled walls and beamed ceiling, fluorescent light, double glazed window and radiator.

### EXTERNALLY

The homestead and land in all amounts to approximately 3.5 acres or thereabouts comprising gravelled areas with raised beds and small paddock areas Scenic country views over neighbouring land and beyond.

Vegetable boxes

The property is approached via a gated entrance way to the homestead with ample parking and turning area and the drive continues to the front of the property to a gate. Paved patio areas with lawned gardens to front and rear. Outside lights.

Gated entrance to rear of the property with views towards the homestead.

External oil tank. Static Caravan and 2 Containers.

### Former Boot Room

Potential for Self Contained Annexe subject to the necessary Planning consents. Comprising:

### Storage Room (15' 0" x 16' 0") or (4.56m x 4.88m)

With stainless steel sink unit and mixer tap, base units, door to front, double glazed window and TV point.

### Shower Room (8' 11" x 3' 3") or (2.73m x 0.99m)

With pedestal wash hand basin, low level wc and shower enclosure. Part tiled walls, heated towel rail, tiled floor and shaver point.

### Storage Room (12' 5" x 9' 0") or (3.78m x 2.74m)

Radiator and double glazed window.

### Attached Former Cowshed (15' 2" x 23' 2") or (4.62m x 7.07m)

Concrete floor and sliding door.

### Work Shop & Store (8' 2" x 16' 1") or (2.50m x 4.89m)

Concrete floor, power and light.

### Pony Stable/Kennel (11' 8" x 8' 3") or (3.56m x 2.52m)

Pony stable/kennel with enclosed dog run.

### Kennel/Store Shed (4' 5" x 8' 3") or (1.35m x 2.52m)

With kennel/shed.

To the rear of the property is the:

### Field Shelter (9' 1" x 15' 3") or (2.77m x 4.65m)

Of timber construction. Stone base with rubber mats.

### Polytunnel

### Chicken Shed

Chicken Shed/field shelter. 3.65m x 3.54m and 3.66m x 3.56m.

### Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel No: 01267 234567

### Agents Note

Please note 2 barns have a right of way over the driveway to their property with maintenance fees shared.

### Broadband and Mobile phone

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

### Viewing

By appointment with the selling agent.

### Services

Mains electricity and mains water. Private drainage.

### Tenure

Freehold

### Council Tax

F

### Directions

From our office proceed on the A40 to Carmarthen. At Dryslwyn take the right hand turn signposted Llanfynydd proceeding through Court Henri and passing Pantglas Hall on your left hand side. At the T junction turn right towards Llanfynydd village. In the village continue around to the right passing the church and the public house. As you leave village, at the staggered cross roads and chapel on left and the brownish house ahead of you go straight on (small road at the back of the house). Continue for approximately 100 yards and go straight ahead at the sharp bend towards Penrhos Farm buildings and turn left 20 yards before the farm and the drive to Ty Penrhos is ahead of you.

