



Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers

12 Offices Across South Wales

**Croesfaen  
New Inn  
Llandeilo  
Carmarthenshire.**

Price **£260,000**



- Smallholding of Approximately 4.5 Acres
- Elevated Position with Fantastic Views To The Front
- In Need of Modernisation & Update
- Convenient location on the edge of Llandeilo town
- Oil Central Heating & Double Glazing
- Council Tax Band D
- EPC : E40

**General Description**

A Smallholding of approximately 4.5 acres, ripe for improvement and modernisation with the benefit of oil central heating and double glazing.

**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).

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## New Inn, Llandeilo, Carmarthenshire.

### Property Description

Standing in an elevated position with outstanding views to the front, this smallholding is ripe for improvement and modernisation with the benefit of oil central heating and double glazing. The property stands in approximately half an acre with just under 4 acres of land located on the opposite side of the road.

Located in a convenient location within 2 miles of Llandeilo town which offers a range of educational, recreational and professional amenities.

The M4 Motorway junction at Cross Hands is within easy commuting distance giving access to the rest of the country. Local attractions in the area include Carreg Cennen, Trap, Dynevor and Dryslwyn Castles, Aberglasney Gardens and the National Botanical gardens at Llanarthney.  
CTFRL

### Entrance Porch (6' 7" x 3' 6") or (2.0m x 1.06m)

With Double glazed french doors.

### Reception Hall (8' 6" Max x 5' 5") or (2.58m Max x 1.66m)

With timber panelled walls, vinyl floor tiles, built in cupboards and coat hooks.

### Lounge (17' 6" x 9' 7") or (5.33m x 2.91m)

With Double glazed window to front with views. Open fireplace, radiator, serving hatch, recess with shelves, TV and telephone point.

### Kitchen/Diner Area (14' 4" Max x 17' 1" Max) or (4.37m Max x 5.21m Max)

'L' Shaped, vinyl floor tiles, two double glazed windows, built in cupboard, serving hatch, wall and base units. Part timber panelling, display rack, stainless steel sink and drainer. Feature brick inglenook style fireplace incorporating Worcester combi boiler. Two fluorescent strip lights and ceiling beam.

### Inner lobby

Storage area with shelves, hand rail and stairs to first floor.

### Landing

Double glazed window.

### Bedroom 1 (14' 10" x 9' 5") or (4.51m x 2.86m)

With double glazed window, TV point, radiator, fitted cupboard with hanging rail and shelves.

### Bedroom 2 (10' 10" x 8' 7") or (3.30m x 2.61m)

With radiator and double glazed window to front.

### Bedroom 3 (10' 11" Max x 9' 6") or (3.34m Max x 2.90m)

With double glazed window, radiator, access to loft space and fitted cupboard.

### Bathroom (10' 1" x 5' 4") or (3.08m x 1.63m)

With pedestal wash hand basin, low level WC, panelled bath and radiator. Built in linen cupboard.

### EXTERNALLY

With spacious hardcore entrance drive leading up to a front courtyard. The property stands in mature grounds with trees, shrubs and a herbaceous border.

Oil tank.

### Barn (6' 11" x 12' 6") or (2.11m x 3.81m)

Stone built with electric.

### Pig Sty

With loft above

### Land

The property stands in approximately half an acre of garden and grounds with on the opposite side of the road two paddocks of just under 4 acres, both of which have roadside frontage. South facing pasture land with a gently slope that leads down to a small wooded area with stream.

### Agents Note

There is shared access to the driveway with the neighbouring property and there is a public footpath up the driveway and to the rear of the property.

### Local Authority

Carmarthenshire County Council, 3 spilman Street, Carmarthen. Tel - 01267 234567

### Broadband and Mobile phone

The broadband in the area is classed as standard.

### Viewing

By appointment with the Agents.

### Services

Mains electricity, mains water. Private drainage.

### Tenure

Freehold

### Council Tax

D

### Directions

From Llandeilo the property is located by taking the B4302 towards Talley for just over 2 miles then turn left by Hope Farm, proceed for a short distance and the property will be found on the left hand side.

