



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

**Pantyffynnon
Gwynfe Road
Ffairfach
Llandeilo
Carmarthenshire.**

Price **£559,950**



- Detached Smallholding With Approximately 6.9 Acres
- Far Reaching Views
- Rural Location
- Double Glazing
- Triple Garage and Stone Barn
- Set within the superb countryside of the Brecon Beacons National Park
- EPC: Pending
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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.

General Description

Well located smallholding, standing in a private rural location less than 3 miles from the Popular town of Llandeilo.

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Gwynfe Road, Ffairfach, Llandeilo, Carmarthenshire.

Property Description

The detached traditional property, which dates back to the 1750's, has been improved and extended and now provides 4 bedroom accommodation full of original character.

Pantyffynon stands at the end of a private driveway and has gardens, a triple garage and stone built barn together with 6.92 acres of land. Set within the superb countryside of the Brecon Beacons National Park at the foot hills of the Black Mountain approximately 3.5 miles from the village of Llangadog within the Sawdde Valley. The area surrounding is still largely devoted to agriculture or forestry and there are fine opportunities for walking, bird watching, fishing and other country pursuits within the area.

The property benefits from modern amenities including fitted kitchen with integral appliances, upvc double glazing and oil central heating but retains character with revealed stone walls, arched doorway, oak doors, ceiling beams and a stone ingle nook fireplace with wood burning stove.

The accommodation briefly comprises; kitchen, home office, dining room, lounge, 4 bedrooms and bathroom.

The property lies a close distance from Llandeilo town and the adjacent village of Ffairfach which together offer amenities of primary and secondary schools, range of private individual shops and places of recreation.

There are stations on the heart of Wales railway.

Llandeilo is a popular area for those relocating or holidaying with attractions which include the castles of Dinefwr, Trap and Dryslwyn, the botanical gardens of Wales and Aberglasney house and gardens.

The M4 extension at Crosshands is only about a 15 minutes drive away.

Kitchen (8' 5" x 21' 2") or (2.57m x 6.45m)

With range of built in units comprising base, drawer and wall units including plate rack and glazed china cupboard. Work surfaces. Single drainer sink unit, integrated washing machine, tumble dryer, fridge and dishwasher. Slate flooring, double glazed window and rear door, double radiator and revealed natural stone wall with archway leading to;

Dining Room (14' 2" x 9' 3") or (4.31m x 2.83m)

With slate flooring, radiator and dual aspect upvc double glazing.

Home office (8' 5" x 7' 3") or (2.57m x 2.21m)

With plumbing for W.C and shower enabling an easy conversation to a utility or downstairs shower room. With slate flooring, radiator, oak door and upvc double glazing.

Lounge (17' 5" x 14' 2") or (5.30m x 4.32m)

With natural stone walls, oak strip flooring, oak door, ceiling beams and revealed stone ingle nook fireplace containing a wood burning stove and oak beam. Upvc double glazed window and wood grain upvc double glazed front door. Radiator. Oak stairs to first floor and;

Bedroom (15' 3" x 8' 5") or (4.64m x 2.57m)

With dual aspect upvc double glazing, radiator and coving.

Bathroom (10' 4" x 8' 4") or (3.14m x 2.53m)

With white suite comprising a timber panelled bath with mixer tap, pedestal wash hand basin, low level WC and corner shower in tiled cubicle. Mirror fronted cabinet, coving, two radiators and part panelled walls.

Bedroom (11' 3" x 6' 10") or (3.44m x 2.08m)

With upvc double glazing, shelving radiator and oak door.

Bedroom (14' 0" x 9' 5") or (4.27m x 2.86m)

With upvc double glazing, radiator and oak door.

Bedroom (11' 9" x 6' 10") or (3.57m x 2.09m)

With upvc double glazed window, wall lights and oak ledge door.

Gwynfe Road, Ffairfach, Llandeilo, Carmarthenshire.

Landing

With radiator and upvc double glazing.

EXTERNALLY

The property is approached over a stone driveway which leads into a yard with ample parking for a number of vehicles including camper, boat etc.

Triple Garage (28' 7" x 21' 7") or (8.71m x 6.58m)

With three up and over doors, upvc pedestrian door, rear windows, florescent lighting and power.

Stone Barn (22' 9" x 18' 1") or (6.93m x 5.52m)

With sheeted roof and containing a separate stable with rear access. Power.

Lean-to Garden Shed

Stone built.

The buildings have potential for conversion subject to the necessary planning consents.

Gardens

Front patio with views over farmland.

Lawn area around the outbuildings including decking.

Land

Amounting to 6.9 acres, or thereabouts, the land as shown on the plan provided, includes a small side and rear paddock plus, across the access road to Banc farm, two further fields and amenity woodland.

Local Authority

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

Agents Note

We are informed that there is a small patch of Japanese knotweed on the land away from the property (located approx 25m away from the house).

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 on 01558 823601.

Services

Mains electricity, mains water

Tenure

Freehold

Council Tax

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Directions

Leave Llandeilo and proceed over the Towy bridge into Ffairfach village. Turn left at the traffic lights and continue for about a mile turning right towards Gwynfe. After about a further 2 miles turn left up a lane situated immediately on a sharp right hand bend. Pantyffynon is found at the end of this lane.

