



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

**Brynsannan
Ffairfach
Llandeilo
Carmarthenshire.**

Price £580,000



- Impressive Period Detached 7 Bedroom House & Attached Garage
- Versatile Accommodation Arranged Over Three Floors
- Recently Modernised retaining Many Original Features
- Conveniently Located on the Fringe of Ffairfach Village
- Stunning Views Over Countryside and Neighbouring Farmland
- LPG Gas Heating and Double Glazing
- 2 Shower Rooms & Bathroom
- Viewing Essential to Appreciate its Spacious Accommodation

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

An attractive period detached house with versatile accommodation standing in large gardens on the outskirts of Ffairfach village with stunning scenic countryside views over the surrounding area. Tastefully modernised and retaining many character features.

EPC Rating: E49

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Ffairfach, Llandeilo, Carmarthenshire.

Property Description

An impressive 19th century Gentleman's residence attractively designed with bay windows, gable roof and entrance portico and is built of rendered stone elevations under a roof of natural slate.

The versatile accommodation offers 7 bedrooms, set over three floors, recently modernised with upvc double glazed windows, modern fitted kitchen and gas central heating, retaining much original character with marble and slate fireplaces, panelled doors, cornices and plaster detailing.

The property enjoys stunning views over the countryside and farmland but stands on the outskirts of Ffairfach village with its primary school and secondary school, public houses and station on the heart of Wales line.

Llandeilo town is less than two miles away with further schooling and range of bespoke shopping outlets and places of recreation.

The town is a popular destination to holiday and live in with attractions which include the National Trust's Dinefwr castle, Trap and Dryslwyn Castles, Botanical gardens of Wales and Aberglasney house and gardens.

The Gower coast is less than an hours drive away and the M4 extension at Crosshands is about a 20 minute drive.

The accommodation briefly comprises Ground Floor: entrance hallway, lounge, reception room, kitchen, dining room, wet room and utility. First Floor: Five bedrooms, bathroom and shower room. Second Floor: Two bedrooms and shower room. Outside are parking areas, large ornamental and productive gardens, patio and garage.

Entrance Portico

With original panelled door with stained glass panels opening into:

Entrance Hall

With hardwood flooring, cornices, under stair cupboard and radiator.

Lounge (19' 5" x 13' 4") or (5.93m x 4.07m)

(into double bay window) with original marble fireplace containing a wood burning stove on slate hearth, cornices, picture rail, light rose, wall lights, radiator and panelled door.

Reception Room 2 (17' 5" x 13' 7") or (5.30m x 4.15m)

(into double bay window). Currently used as a music room. With hardwood flooring, original slate fireplace containing wood burning stove on slate hearth, cornices, picture rail, radiator and panelled door.

Kitchen/Breakfast Room (14' 5" x 11' 6") or (4.40m x 3.50m)

With range of base, drawer and wall units. Oak work surfaces, one and a half bowl ceramic sink unit with drainer, tiled floor, cornices, spot lighting, upvc double glazed window, Belling range with electric oven and 7 ring gas hob set in recess with extractor over. Panelled door.

Rear Hall

With understairs cupboard and quarry tiled floor. Door to rear porch.

Reception room / Dining room (12' 8" x 12' 1") or (3.87m x 3.69m)

With hardwood flooring, feature Victorian style fireplace with pine surround, radiator, cornices, picture rail, upvc double glazed french doors to garden and panelled door.

Wet Room (10' 4" Max x 4' 10") or (3.15m Max x 1.47m)

With low level wc, pedestal wash hand basin and shower. Quarry tiled floor, part wall tiling, heated towel rail and upvc double glazed window.

Utility Room (9' 9" x 9' 7") or (2.98m x 2.92m)

With quarry tiled floor, double bowl Belfast style sink unit, Worcester calor gas central heating boiler, plumbing for utilities, clothes dryer, coat pegs, radiator and door to rear garden.

First Floor

Original pine staircase from hall to half landing, with upvc double glazing and;

Bedroom (13' 5" Max x 6' 9") or (4.10m Max x 2.06m)

With radiator, upvc double glazing and panelled door.

Landing

With cornices.

Bathroom (12' 5" x 7' 1") or (3.79m x 2.16m)

With Victorian style suite comprising panelled bath with mixer taps, low level WC, wash hand basin on vanity unit and shower in glazed and tiled cubicle. Part tiled walls and floor, two upvc double glazed windows, spot lighting, heated towel rail and panelled door.

Bedroom (11' 5" x 8' 5") or (3.49m x 2.57m)

With radiator, upvc double glazing and panelled door.

Bedroom (11' 6" x 11' 9") or (3.50m x 3.59m)

With radiator, upvc double glazing with views to front and panelled door.

Shower Room (8' 3" x 6' 7") or (2.51m x 2.01m)

With white suite comprising low level WC, wash hand basin and shower in separate glazed and tiled cubicle. Heated towel rail, spot lighting, extractor fan, double glazing, part wall panelling, wall mirror with light and shaver point over. Panelled door.

Bedroom (13' 5" x 11' 11") or (4.09m x 3.63m)

With radiator, upvc double glazing and panelled door.

Bedroom (13' 5" x 9' 0") or (4.10m x 2.75m)

With radiator, upvc double glazing to side with views and panelled door.

Stairs from landing to second floor:

Original stairs to second floor and landing with restricted headroom and upvc double glazed window.

Bedroom (13' 11" x 11' 5") or (4.23m x 3.49m)

With access to eave storage, skylight, spot lighting and panelled door.

Bedroom (13' 10" x 13' 5") or (4.22m x 4.09m)

With access to eave storage, skylight, spot lighting and panelled door.

Shower Room (6' 5" x 6' 9") or (1.95m x 2.06m)

With white suite comprising low level WC, wash hand basin and shower in separate glazed and tiled cubicle. Heated towel rail, spot lighting, extractor fan, upvc double glazing, light and shaver point over. Panelled door.

EXTERNALLY

Stone driveway with ample parking and turning areas.

Front borders containing an abundance of flowers and shrubs and steps down to lawn contained within hedging.

Views over countryside.

Large rear garden backing onto farmland with wrap around patio ideal for entertaining. Lawn with borders, hedging and raised borders.

Aluminium framed greenhouse and two timber garden sheds.

Timber fencing with arch leading into a further lawned garden with young orchard, vegetable area and wildlife pond.

Feature Fishpond

Attached garage (14' 8" x 21' 9") or (4.47m x 6.63m)

With up and over door.

Local Authority

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

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.

Services

Mains water, electric and drainage.

Tenure

Freehold

Council Tax

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Directions

From Llandeilo proceed on the A483 over the bridge into Ffairfach, continue straight through the traffic lights towards Ammanford. Proceed past Caeglas Homes on the left and the property will be found a short distance on the right hand side.

