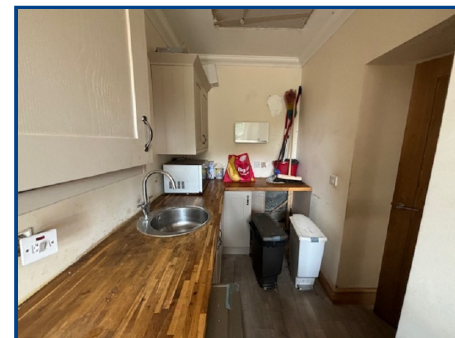
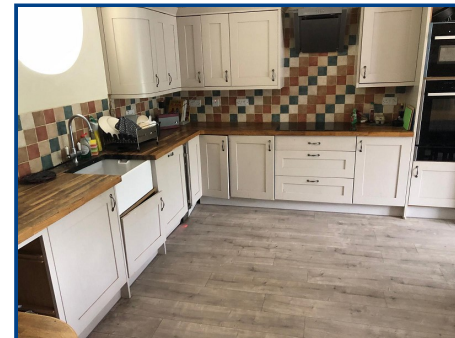


**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**Yr Hen Ysgol  
Llanfynydd  
Carmarthen  
Carmarthenshire.**

**Price Offers in the region of £395,000**



- Modernised and Refurbished Former School
- Comprising 4/5 Bedroom Family Home
- Bathroom, Cloakroom & 2 Ensuite Shower Rooms
- Air Source Heating & Double Glazing
- Solar Panels
- Large Underground Basement
- Rural Village of Llanfynydd
- Lawned Garden & Ample Parking Space
- Views over the village
- EPC: C69

Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

**Important notice**

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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).

**General Description**

Set in a convenient semi rural location, an attractive converted school, refurbished by the present owners providing a comfortable family home with the benefit of double glazing, solar panels and air source heating.

**EPC Rating: C69**



## Llanfynydd, Carmarthen, Carmarthenshire.

### Property Description

Set in a convenient semi rural location in the village of Llanfynydd, an attractive converted former school modernised and refurbished by the present owners, providing a comfortable family home with the benefit of double glazing, solar panels and air source heating. The property is constructed of solid brick walls under a slated roof.

The accommodation is of an individual nature with large picture windows giving scenic views over the village. Externally the property sits on the former school yard providing extensive parking and turning areas with lawned garden and decking area and a basement store underground.

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 spacious accommodation comprises entrance hall, cloakroom, study/bedroom, lounge/dining room,

kitchen/breakfast room and utility room on the ground floor with 4 bedrooms, 2 ensuite shower room and family bathroom at first floor.

**Entrance Porch (4' 2" x 5' 10") or (1.27m x 1.78m)**

(approximate measurement)

### Entrance Door

Double glazed door to:

### Entrance Hall

With radiator. Fitted cupboard with radiator.

**Cloakroom (3' 7" x 4' 4") or (1.10m x 1.32m)**

With low level wc, circular vanity basin with mixer tap and radiator.

**Study / Bedroom (6' 9" x 11' 5") or (2.05m x 3.49m)**

With radiator and double glazed window.

**Lounge/Dining Room (24' 5" x 19' 5") or (7.45m x 5.93m)**

With feature brick fireplace with multi fuel stove, beam and hearth, double glazed patio doors, TV point, 3 radiators, staircase to first floor with glazed panel, beamed ceiling coved ceiling and double doors to:

**Kitchen/Breakfast Room (21' 7" x 13' 1") or (6.59m x 4.0m)**

With a range of base, wall and drawer units, belfast sink with mixer tap and fitted worktops. Double electric eye level oven, 4 ring ceramic hob with extractor hood above, wine cooler, integrated dish washer, porthole window, part tiled walls and double glazed patio doors. Feature brick fire breast with beam, down lights, radiator and coved ceiling.

**Utility Room (5' 5" x 12' 8") or (1.65m x 3.85m)**

With stainless steel circular bowl sink with mixer tap, base and wall cupboards with fitted worktop, down lights, coved ceiling, double glazed window, plumbing for washing machine and appliance space.

### First Floor

Staircase from lounge/dining room to:

**Landing (24' 10" x 7' 6") or (7.58m x 2.28m)**

With radiator, access to a substantial roof space partially boarded and insulated. Coved ceiling and double glazed windows.

**Master Bedroom (11' 1" x 20' 6") or (3.38m x 6.26m)**

With double glazed windows, coved ceiling and radiator.

**En-Suite Shower Room (9' 11" x 5' 10") or (3.02m x 1.79m)**

With pedestal wash hand basin with mixer tap, large walk in shower enclosure with glazed screen and rainfall shower with hand attachment and low level wc. Vertical radiator, down lights tiled walls and double glazed window.

**Bedroom 2 (14' 1" x 9' 1") or (4.29m x 2.76m)**

Coved ceiling, radiator and double glazed window.

**Dressing Room (2' 11" x 6' 0") or (0.89m x 1.83m)**

Double glazed window, radiator and meter cupboard.

**Bedroom 3 (17' 10" x 12' 10") or (5.44m x 3.90m)**

Double glazed windows, coved ceiling and radiator.

### Inner Landing

With double glazed door out to the front of the property. Fitted cupboard with hot water tank and heating controls.

**Bathroom (10' 3" x 7' 5") or (3.13m x 2.25m)**

With low level wc, wash hand basin with integrated tap and mirror above and free-standing bath with mixer tap and hand held spray. Laminate floor, down lights and double glazed window.

**Bedroom 4 (12' 10" x 14' 3" Max) or (3.90m x 4.34m Max)**

Double glazed windows, radiator and coved ceiling.

**En-Suite Shower Room (3' 6" x 6' 8") or (1.07m x 2.03m)**

With low level wc, pedestal wash hand basin with mixer tap and mirror above and shower enclosure with rainfall shower and sliding doors. Tiled walls and floor.

### EXTERNALLY

The property sits on a spacious plot with gravelled entrance driveway to the former tarmacadam school yard with ample parking and turning area.

Pedestrian gate to the gravelled area with timber decking.

Enclosed lawned garden with a variety of shrubs and borders scenic views over the village.

2 Timber store sheds

Outside tap

**Basement Storage (55' 9" x 19' 8") or (17.0m x 6.0m)**

(approximate measurement). This area lies below the parking area with steps down to the underground basement/store. Architect plans available for conversion to gym/extra room.

### Local Authority

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

### Broadband and Mobile phone

### Viewing

By appointment with the Selling Agents.

### Services

Mains electricity, mains water and mains drainage. Air source heating.

### Tenure

Freehold

### Council Tax

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### 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 turn left onto the Abergorlech Road and the property will be found on the right hand side.

