



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

**Maesquarre
Bethlehem
LLandeilo.**

Price **£550,000**



- In an Idyllic Rural Setting
- Charming Detached Cottage & 9.5 Acres or thereabouts
- In Magnificent Mature Garden & Grounds with Stream and Paddock area
- Garage/Workshop, Wood Store & Timber Shed
- Oil Central Heating
- Partial Hardwood Glazing
- Solar Panels
- Versatile Accommodation
- Potential for Separate Annexe
- EPC: Pending



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

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 country holding with charming character cottage in an idyllic setting on the outskirts of Llandeilo town. Standing in mature gardens and grounds with naturalised areas, woodland, paddock and stream, in all amounting to approximately 9.5 acres.

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

Bethlehem, Llandeilo.

Property Description

In the Brecon Beacons National Park, this charming country holding dating back to the 1800's formerly two quarry cottages of traditional construction under a slated roof, modernised and extended by the present vendors to provide a 2 bedroom cottage with further potential for a separate self contained annexe subject to the necessary planning consents. The property has the benefit of oil central heating, solar panels and double glazing.

Approached along its own drive with mature gardens and a further paddock area. Pleasantly cultivated and created wildlife gardens and wildlife pond with naturalised areas with pretty woodland areas providing a heaven for wildlife. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS SUPERB SETTING.

There are mature trees, bushes and shrubs , garage/workshop, wood store, store shed, greenhouse and attractive tiered garden areas with attractive stream and in all 9.5 acres.

The property is located just under 3 miles from Llandeilo which offers a wide and varied range of amenities to include a shops, offices and schools. Centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively. Leisure amenities are available within the town of Llandeilo to include Tennis Courts, playing fields, Penlan Park, Dynevor Park with its Historic Castle, nature walks and wildlife reserve.

The area is a well known tourist destination with popular attractions of Dinefwr Park, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and the Botanical Gardens at Llanarthney.

The accommodation comprises entrance door, hall, lounge, dining room, kitchen, sun room, study/sitting room, 2 work tooms and bathroom on the ground floor and 2 bedrooms and shower room at first floor. CTRFP

Entrance Door

to:

Hall

Down light and wooden flooring.

Lounge (12' 8" x 16' 2") or (3.87m x 4.94m)

With wooden flooring, TV point, window with composite window sill, double french doors and fireplace with multi fuel stove with composite hearth. Picture rail, beamed ceiling, TV point and glazed panelling to hall.

Dining Room (15' 1" x 20' 2") or (4.59m x 6.14m)

With wooden flooring, open balustrade staircase to first floor with glazed panels. 3 windows, 3 radiators and spot lights.

Kitchen (11' 3" x 10' 1") or (3.42m x 3.08m)

(approx). With built in cupboards with worktops, single drainer stainless steel sink unit with mixer tap, window, cooker point, fluorescent light and appliance space. Radiator, part tiled walls, shelving, workstation with drawers and cupboards. Plumbing for washing machine. Oil central heating boiler.

Sun Room (11' 3" x 11' 2") or (3.42m x 3.41m)

With tiled floor, windows and door to garden. Spot lights.

Access from the dining room to this spacious area which would lend itself to a self contained annexe subject to the necessary planning approval.

Study/Sitting Room (19' 4" x 9' 10") or (5.89m x 2.99m)

With bay window, part parquet flooring, radiator, TV point, large window to rear.

Work Room (15' 8" x 10' 4") or (4.78m x 3.15m)

With solar panel control unit, door to rear, build in base unit, window, concrete floor and coat hooks. Access to roof space, boarded with loft ladder.

Bathroom (9' 10" x 4' 0") or (3.0m x 1.21m)

With timber panelled bath, pedestal wash hand basin and low level wc. Pull switch, vanity light and shaver point. Door to car port.

Work Room 2 (10' 6" x 11' 2") or (3.19m x 3.40m)

Access to roof space. Window, access to roof space and door to car port.

First Floor

Stairs from dining room to:

Landing

With beamed ceiling, 'A' frames, 2 windows, spot lights and radiator. Glazed balustrade.

Bedroom 1 (11' 1" x 10' 3") or (3.39m x 3.12m)

With radiator, access to roof space and vanity unit with wash hand basin with mirror, vanity light and shaver point. Airing cupboard with hot water tank and slatted shelving. Window.

Bedroom 2 (14' 9" x 15' 11") or (4.50m x 4.85m)

With 3 windows, 2 radiators and built in wardrobes with dressing table units. Shelving.

Shower Room (6' 5" x 8' 2") or (1.95m x 2.50m)

With low level wc, pedestal wash hand basin and tiled shower shower enclosure. Access to roof space, extractor fan and radiator.

EXTERNALLY

The property is approached along a tarmacadam driveway with stone walls and attractive stone bridge.

Mature naturalised gardens either side which the vendor has carefully manicured and created to provide a heaven for wildlife with the added benefit of a magnificent wildlife pond.

Greenhouse

Side Car port

Oil tank and outside tap

Further area of woodland with walkways and bridge

To the rear of the property is a timber decked area with bridge over a gently running stream and path up to a wooded area with gravelled seating area. Raised vegetable boxes

Further raised enclosed paddock area

Fishing rights in the Towy Nearby

In all the the property sits in approximately 9.5 acres of woodland, gardens and paddock area.

Garage / Workshop (18' 2" x 17' 6") or (5.54m x 5.33m)

With fluorescent light, concrete floor and double doors. Power and light. Pedestrian door.

Wood Store (12' 9" x 9' 8") or (3.89m x 2.95m)

Corrugated store shed with double sliding doors.

Timber Store Shed (6' 6" x 8' 1") or (1.99m x 2.46m)

Local Authority

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

Viewing

By appointment with there Selling Agents.

Agents Note

We are informed that there is a third party right of way for a neighbouring farmer to access his fields.

Public right of way along the paddock area

Services

Mains electricity. Private water and drainage.

Tenure

Freehold

Directions

From Llandeilo continue over the bridge on the A483 to Ffairfach. At the traffic lights turn left passing the primary school on the left hand side. Proceed for approximatly 2 miles and the entrance to Maesquarre will be found on the right hand side.

