



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

**Golden Grove  
Carmarthen  
Carmarthenshire.**

Price **£750,000**



- Character Smallholding with 11.3 Acres
- Five Double Bedroom Property With Attached Converted Barn
- Fantastic Far Reaching Views
- Oil Central Heating & Double Glazing
- Accessible Rural Location 3 Miles from Llandeilo
- EPC: Pending

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).

**General Description**

Formerly part of the Golden Grove estate this exceptional country property comprises a 5 bedroom stone built character house, attached converted barn, double garage, carport and about 11.3 acres of land comprising mature gardens, fields and a beautiful mature woodland.

## Golden Grove, Carmarthen, Carmarthenshire.

### Property Description

Formerly part of the Golden Grove estate this exceptional country property comprises a 5 bedroom stone built character house, attached converted barn, double garage, carport and about 11.3 acres of land comprising mature gardens, fields and a beautiful mature woodland.

The property stands just over 3 miles from Llandeilo town but sits in an elevated situation with far reaching views towards the Black mountain and Carreg cennen castle. Whilst convenient for the town it enjoys a most peaceful position.

The accommodation has much original character with revealed stonework and open fireplaces whilst being modernised with oil central heating, double glazing and fitted kitchen.

The land, ideal for those with an equestrian interest, comprises about 6 acres of grazing land with separate access from the A476 and an ancient woodland, an ideal wildlife habitat, with wild flowers including a blue bell wood.

Llandeilo town offers amenities including a range of individual shops and places of recreation, schools and sports clubs. The closer village of Ffairfach has primary and secondary schooling, station on the heart of Wales railway and two village pubs.

The area is a popular tourist destination and for those wishing to relocate. Local attractions include the National Trust Dinefwr house and park, the Botanical Gardens of Wales and the castles of Trap, Dinefwr and Dryslwyn. The Brecon Beacons National park is a short distance away. The M4 extension is a short drive away at Crosshands.

The accommodation briefly comprises; porch, entrance hallway, cloakroom, kitchen, dining room, lounge, study, utility room, converted barn with living room with first floor room over, attached double garage.

At first floor are 5 double bedrooms, 2 bathrooms and a dressing room.  
CTFRP

### Front Porch

Of timber and brick construction with quarry tiled floor.

### Entrance Hall (15' 7" x 7' 11") or (4.76m x 2.42m)

With quarry tiled floor, spot lighting and cloakroom with W.C and pedestal wash hand basin, fully tiled walls and floors, extractor fan.

### Kitchen (15' 1" x 14' 3") or (4.60m x 4.35m)

With range of oak fronted units comprising base, drawer and wall units plus plate rack. Granite work surfaces. Integrated dish washer, neff double oven and four ring ceramic hob with extractor over. Single drainer sink unit. Ceiling beams, tiled floor, stone ingle nook fireplace containing an oil fired Rayburn range for cooking and central heating. Double glazed windows with window seat, revealed stone work and spot lighting.

### Dining Room (21' 6" x 14' 8") or (6.55m x 4.47m)

With oak boarded floor, double external french doors, two radiators, ceiling beams, under stairs cupboard, revealed stone fireplace containing a wood burning stove. Double glazing to front and rear and spot light.

### Double doors from entrance hall lead into;

### Lounge (16' 11" x 16' 9") or (5.15m x 5.11m)

With oak boarded floor, ingle nook fireplace with wood burning stove, wall lights, radiator, double glazed window to front and patio doors to side.

### Inner Hall (10' 11" x 5' 9") or (3.33m x 1.76m)

With revealed stone work.

### Study (14' 1" x 9' 8") or (4.29m x 2.95m)

With double glazing, revealed stone wall, coving, radiator and built in shelving.

### Utility Room / Laundry Room (14' 7" x 14' 2" Max) or (4.45m x 4.32m Max)

With quarry tiled floor, radiator, larder and base units, sink unit, built in cupboard. Coat pegs and plumbing for utilities.

### Attached Stone Traditional Outbuilding Barn Converted To

### Games Room/ Gym (21' 3" x 15' 10") or (6.47m x 4.82m)

With quarry tiled floor, doors to front garden and spot lighting.

### STAIRS UP TO:

### First Floor Room (43' 4" x 15' 3") or (13.20m x 4.65m)

With windows and picture window over looking fields. Skylights.

### Agents Note

This barn conversion has plenty of further potential for conversion into further accommodation or an annexe, subject to the appropriate consents.

### Garage (38' 5" x 21' 11") or (11.71m x 6.67m)

With inspection pit, lighting, power, cupboards and shelving and sliding doors giving external access.

## Golden Grove, Carmarthen, Carmarthenshire.

### Workshop (38' 5" x 9' 1") or (11.71m x 2.78m)

With work bench, power and light.

### Stairs from hallway lead to:

half landing with double glazed window and full landing with coving.

### Bedroom (13' 11" x 9' 8") or (4.24m x 2.95m)

With radiator, double glazing and coving.

### Bedroom (14' 7" x 14' 2") or (4.44m x 4.32m)

With built in book case, radiator, coving and french door to bridge and rear garden.

### Bedroom (17' 0" x 16' 1") or (5.18m x 4.90m)

With dual aspect double glazed windows, radiator, coving, walk in wardrobe with hanging space and wall mirror with light and shaver point.

### Bathroom (11' 11" x 10' 1") or (3.64m x 3.08m)

With Victorian style suite comprising a timber panelled bath, low level WC, wash hand basin and corner shower in glazed and tiled cubicle. Tiled floor, part tiled walls, radiator and double glazing.

### Bedroom (15' 1" x 14' 0") or (4.60m x 4.26m)

With full length wardrobes, radiator with cover, double glazing and original domed ceiling.

### Inner Landing

With secondary staircase down to dining room.

### Bathroom (8' 3" x 6' 3") or (2.52m x 1.91m)

With timber panelled bath with Triton shower over, low level WC and pedestal wash hand basin. Fully tiled walls and floor, double glazing, radiator and access to roof space.

### Bedroom (15' 2" Max x 14' 7") or (4.63m Max x 4.45m)

With boarded floor, fireplace with revealed stone surround, book shelves, double glazing, radiator and TV point.

### Outside

Access drive leads up to a gated access into the property with ample parking and turning areas.

Double Carport 5.52 x 5.18 with rear pedestrian door and paved floor.

### Gardens

Mature gardens front the property comprising terraced areas with stone walling and steps.

Greenhouse, raised beds and fruit trees. Well manicured lawns with sitting areas taking in the far reaching views over the surrounding area. All surrounded by mature bushes, shrubs and trees.

Wood store and former garage.

### Land

The property stands in approximately 11.3 acres and besides the gardens are fields of good pasture land with independent road access, ideal for those with equestrian interest.

To the rear of the house is a mown pathway which leads through a wildlife area with mature chestnut tree and onwards into an ancient mature wood of mainly hardwood trees an ideal habitat for bird and wildlife.

The flora and fauna includes seasonal blue bells, foxgloves, daffodils and snowdrops. The wood provides firewood for the stoves in the house.

### Local Authority

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

### Viewing Arrangements

By appointment with the selling agents.

### Broadband and Mobile phone

The broad band and mobile signal is deemed to be good in this locality. There is Super fast Fibre connection at the property.

### Services

Mains electricity, mains water. Private drainage and oil fired central heating.

### Council Tax

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### Directions

To find Lethr Garw proceed from Llandeilo town towards Ffairfach passing over the Towy bridge. Turn right at the traffic lights and pass Bro Dinefwr secondary school on the right. Continue for about 2 miles, pass around some bends and the entrance to the property is found on the right hand side. Continue up the drive to the property.

