



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

**Ty Gwyn Mawr  
Bethlehem Road  
Ffairfach  
Llandeilo  
Carmarthenshire.**

Price **£545,000**



- Delightful 3/4 Bedroom Smallholding
- Private Location with Breathtaking Views
- Just Under 8 Acres
- Biomass Heating
- Mostly Double Glazed
- Workshop
- Convenient to Llandeilo 1.5 miles
- 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**

In a superb location on the edge of Llandeilo town approximately 1.5 miles away. A delightful country holding in all amounting to just under 8 acres in a private elevated setting with fabulous views.

## Bethlehem Road, Ffairfach, Llandeilo, Carmarthenshire.

### Property Description

Ty Gwyn Mawr comprises a detached 3 bedroom cottage, uniquely designed dating back to the 1500's with later additions and recently added modern kitchen/breakfast room. It has the benefit of biomass heating and is mostly double glazed. In all the land extends to just under 8 acres with pasture land.

The holding is approached along its own private driveway sitting in an elevated position with outstanding views towards Llandeilo.

The property is located just 1.5 miles from Llandeilo which offers a wide and varied range of amenities to include 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 Hall, lounge/dining room, kitchen/breakfast room, shower room, bathroom, 2 bedrooms at ground floor and first floor bedroom.

### Double Glazed Door:-

to:

### Side Hall

Radiator, open balustrade staircase to first floor and quarry tiled floor.

### Shower Room (7' 1" x 9' 1") or (2.15m x 2.77m)

With vanity unit with drawers and wash hand basin with mixer tap, low level wc and shower enclosure with rainfall shower and hand attachment. Down lights, shaver point, extractor fan, part tiled walls and double glazed window.

### Lounge/Dining Room (26' 10" x 9' 3") or (8.18m x 2.83m)

With tiled floor, double glazed window, 2 radiators and feature fireplace with mantle and multi fuel stove, wall lights, shelving and fitted cupboard. Timber panelled and beamed ceiling.

### Kitchen/Breakfast Room (22' 0" x 13' 0") or (6.70m x 3.97m)

With a range of wall, base and larder units, stainless worktop, sink and drainer. Central island with cupboards and drawers with power points and built in 4 ring induction hob. Double oven, integrated dish washer and washing machine. Roof lights, concealed lighting, down lights, shelving and vinyl floor. Double glazed patio doors and side panel. Double glazed window. Biomass boiler.

### Front Hall (10' 10" x 4' 1") or (3.30m x 1.25m)

With coat hooks, double glazed window, down lights, quarry tiled floor.

### Bathroom (7' 5" x 6' 2") or (2.25m x 1.87m)

Timber panelled bath with mixer tap and hand attachment, low level wc and pedestal wash hand basin. Double glazed window, part tiled walls, wall cupboard and heated towel rail.

### Inner Hall

Coat hooks, quarry tiled floor, radiator, down lights and double glazed window.

### Bedroom 1 (11' 7" x 8' 0") or (3.54m x 2.44m)

With corner double glazed window and cill. Radiator.

### Bedroom 2 (10' 9" x 11' 3") or (3.28m x 3.44m)

Dual aspect windows and radiator.

## Bethlehem Road, Ffairfach, Llandeilo, Carmarthenshire.

### Dressing Room (9' 6" x 6' 9") or (2.89m x 2.07m)

Built in cupboards, double glazed window, shelving and radiator.

### First Floor

Half Landing

### Landing

Roof light and coat hooks.

### Bedroom 3/4 (25' 7" x 9' 4") or (7.81m x 2.85m)

(restricted headroom). Currently an open plan bedroom but could be divided into two rooms. Built in shelving, roof light. Ceiling beams, TV point and double glazed window.

### EXTERNALLY

The property is approached via a private entrance driveway over a cattle grid which terminates at the homestead with ample parking and turning area.

Gated entranceway to a tarmac yard area with front garden and tremendous views and walking into the surrounding area and woods beyond.

Rear concrete patio with dwarf walling, ornamental trees and borders.

Paved patio with lawned garden area with pedestrian gate to paddock area with woodland down to the River Breinant.

Enclosed vegetable garden and fruit trees.

Log Store

Outside lights, external power points and outside tap

2 Bedroom Static Caravan currently connected to water and power on the yard. This is available to purchase by separate negotiation.

### Summer House/Store (7' 9" x 7' 11") or (2.36m x 2.41m)

Timber built.

### Store Shed (15' 1" x 5' 11") or (4.60m x 1.81m)

Corrugated roof.

### Work Shop (16' 2" x 16' 10") or (4.92m x 5.13m)

With concrete floor, power and light connected. Double timber doors with covered side pedestrian walkway paved area with coat hooks.

### Local Authority

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

### Broadband and Mobile phone

The broadband and mobile signal is deemed to be good in this location. Please check with your provider.

### Viewing

By appointment with the Selling Agents.

### Agents Note

There is a public footpath through the entrance gate to the side of the front paddock area.

### Services

Mains electricity, mains water. Private drainage.

### Tenure

Freehold

### Council Tax

E

### Directions

From our office head over the bridge into Ffairfach. At the traffic lights turn left onto the Bethlehem Road, passing the primary school on the the left hand side. Proceed for approximately 1 mile and the property will be found on the right hand side.

