

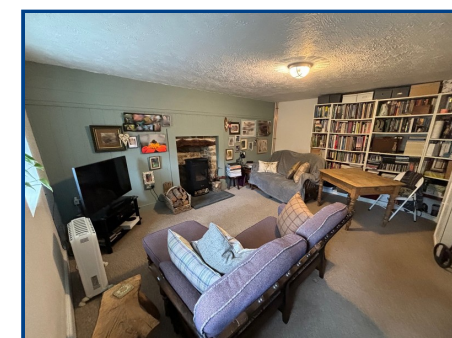
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Portis Gate
Llanfynydd
Carmarthen
Carmarthenshire SA32 7TG**

Price **£274,000**



- Grade II Listed 2 Bedroom Detached Cottage
- Of Much Charm & Character
- In the Peaceful Village of Llanfynydd
- Front Forecourt Garden Area & Parking
- Rear Cottage Garden
- Store Sheds & Wc
- Basement Storage Area
- Electric Heating



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

A detached Grade II Listed Cottage modernised and updated in recent years by the current vendors providing a home of character with an 'olde worlde' feel situated in an idyllic country setting in the village of Llanfynydd.

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Portis Gate, Llanfynydd, Carmarthen, Carmarthenshire.

Property Description

Portis Gate offers much charm and character, tastefully modernised providing a comfortable family home with off road parking and countryside views. Of traditional construction with rendered elevations under a slated roof. It has the benefit of electric heating.

The accommodation briefly comprises; entrance hall, lounge, kitchen/dining room, basement storage, 2 bedrooms and bathroom. Externally there is a front forecourt garden area with parking area, side gate to the attractive cottage garden with ornamental trees and borders with a glass house and a feature pond. A detached stone building currently a log store and a further store area with outside wc.

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.

Door to:

Into:

Entrance Hall

With staircase to first floor, quarry tiled floor, coat hooks and door down to basement area.

Lounge (13' 1" x 16' 2") or (4.0m x 4.93m)

With timber panelling and 2 windows. Feature stone fireplace with beam above..

Kitchen/Dining Room (16' 0" x 13' 7") or (4.88m x 4.14m)

With a range of wall, drawer and base units with fitted worktops and concealed lighting, single drainer sink unit with mixer tap, plumbing for washing machine, cooker point and stainless steel extractor hood above. Recessed fireplace with wood burning stove and beam above, ceiling beams, quarry tiled floor, pendant lighting and 2 radiators.

Door from hall down concrete steps to the basement area and access through to the rear of the property.

Basement (16' 2" x 16' 1") or (4.92m x 4.89m)

Restricted headroom. Door to rear of property. Power and light.

First Floor

Half Landing with window to rear.

Landing

With access to roof space.

Bedroom 1 (16' 4" Max x 13' 7") or (4.99m Max x 4.15m)

With 2 radiators, window and built in storage with electric combi boiler and shelving.

Bathroom (8' 10" x 6' 4") or (2.69m x 1.93m)

With free standing bath with claw feet and mixer tap with hand attachment, pedestal wash hand basin and wc. Radiator, timber panelled walls, radiator, pull switch and window.

Bedroom 2 (15' 9" x 13' 6") or (4.81m x 4.12m)

With 2 radiators and window. Feature stone fireplace.

Portis Gate, Llanfynydd, Carmarthen, Carmarthenshire.

EXTERNALLY

To the front of the property is a gravelled forecourt garden area with parking.

To the rear of the property is an attractive cottage garden with dwarf walling, ornamental trees and borders with a feature fish pond. Rockery garden and paved area with side gate.

Glass House, outside tap

Log Store (4' 2" x 4' 11") or (1.27m x 1.51m)

Stone built under a slate roof.

Attached Lean-to (11' 4" x 5' 7") or (3.45m x 1.71m)

Store Area of stone construction under a slated roof. With concrete floor, power and light. Incorporating a wc and vanity wash hand basin. Side shutter window and stable door.

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel: 01267 234567

Broadband and Mobile phone

Broadband and mobile signal is deemed to be good in this location.

Viewing

By appointment with selling agents.

Services

Mains electricity, mains water, mains drainage.

Tenure

Freehold

Council Tax

D

Directions

From Llandeilo take the main A40 sign posted Carmarthen. Proceed on this road for approx 5 miles and at Dryslwyn Square turn right sign posted Llanfynydd. Follow on this road passing through the village of Cwrt Henri and passing Pantglas leisure Complex and at the T junction turn right. Proceed on this road turning right down into the village passing the Penybont on your left and Portis Gate can be found a little further on your right hand side.

