



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

**Penplas  
New Inn  
Llandeilo  
Carmarthenshire SA19 7LG**

Price **£750,000**



- Well Located Smallholding
- 25 Acres of Agricultural Land & A Range of Useful Outbuildings
- Traditional Farmhouse With Versatile Accommodation
- Private Location Just 2 Miles From Llandeilo Town
- Fabulous Views
- EPC: F28

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**

Well located 25 acre smallholding comprising a traditional stone built farmhouse and a number of useful outbuildings.

**EPC Rating: F28**

## New Inn, Llandeilo, Carmarthenshire.

### Property Description

Well located 25 acre smallholding comprising a traditional stone built farmhouse and a number of useful outbuildings.

Situated on the outskirts of Llandeilo with views over the Towy Valley. Llandeilo is about 2 miles and offers a wide and varied range of amenities to include shops, cafes, offices and schools. Llandeilo is centrally located for the M4, the county town of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.

The Towy Valley is a renowned tourist destination with attractions that include Carreg Cennen, Trap, Dynevor and Dryslwyn Castles, Aberglasney Gardens and the National botanical gardens of Llanarthney are all within easy reach.

The versatile accommodation comprises utility room, kitchen/ dining room, work room, ground floor shower room with WC, living room/ dining room, sitting room/ bedroom, three bedrooms and bathroom on the first floor.  
CTFRP

### Side Door

to:

### Utility/Boot Room (8' 8" x 9' 10") or (2.64m x 2.99m)

Walk-in Pantry. Plumbing for washing machine, stainless steel sink unit, part tiled walls, tiled floor and radiator. Coved ceiling, double glazed window and door. Telephone point.

### Kitchen/Breakfast Room (22' 11" x 13' 4") or (6.99m x 4.06m)

Range of wall, base and drawer units with display cabinets, bowl and a half sink unit with mixer tap, tiled floor and 2 double glazed windows. Coved ceiling, TV point and telephone point. Stanley oil fired Rayburn in brick surround, part tiled walls, fluorescent lights and appliance space.

### Work Room (9' 0" x 9' 11") or (2.75m x 3.01m)

With tiled floor, double glazed window, radiator, coved ceiling, wall, larder units and counter top.

### Shower Room (9' 3" x 2' 10") or (2.81m x 0.87m)

With wash hand basin, tiled floor, shaver point, low level WC, double glazed window and radiator. Shower enclosure with Triton electric shower and extractor fan.

### Lounge/ dining room (28' 3" x 16' 1") or (8.61m x 4.91m)

With coved ceiling, stairs to first floor with open balustrade. Double glazed window and door, TV point and solid fuel Parkray fire with brick surround and tiled hearth. Four radiators and telephone point.

### Sitting Room/ Bedroom (14' 10" x 16' 1") or (4.53m x 4.91m)

With two double glazed windows, coved ceiling, open fireplace with brick surround and tiled hearth.

### First Floor

Landing

### Bedroom 1 (15' 0" x 17' 5") or (4.58m x 5.31m)

With double glazed window, eaves storage, two radiators, coved ceiling, pull switch and walk in cupboard.

### Landing

With radiator, eaves storage and double glazed sky light.

### Bedroom 2 (13' 0" x 10' 3") or (3.95m x 3.12m)

With double glazed window, coved ceiling, radiator, built in wardrobes with louvre doors.

### Bedroom 3 (11' 4" x 12' 3") or (3.45m x 3.73m)

With double glazed window, radiator, coved ceiling and telephone point.

### Bathroom (5' 6" x 8' 3") or (1.67m x 2.52m)

Timber panelled bath, radiator, part tiled walls, low level WC, pedestal wash hand basin, double glazed window and coved ceiling.

### EXTERNALLY

### Garage (15' 10" x 11' 5") or (4.82m x 3.49m)

Of concrete block construction.

### Dairy (15' 7" x 10' 10") or (4.75m x 3.31m)

With loft over, water and power.

### Cattle Shed (15' 8" x 22' 8") or (4.77m x 6.92m)

Light with access to;

### Cattle Building (37' 10" x 59' 2") or (11.53m x 18.03m)

Four bay steel frame former cattle building with light, power and three sheeted doors.

### Cubicle Shed (59' 2" x 42' 9") or (18.03m x 13.03m)

With four bay steel framed construction containing cow cubicles, water trough, clamp silage area and sheeted doors.

### Collecting Yard

With former slurry store.

### Range of Corrugated Iron Out Buildings Comprises;

### Diesel Shed

### Garage / Store (12' 4" x 18' 1") or (3.76m x 5.50m)

### Machinery Shed (43' 8" x 19' 8") or (13.30m x 6.00m)

Part concrete block, power and light.

### Workshop (29' 6" x 25' 4") or (9.00m x 7.71m)

Widening to 13.82.

With fitted workbench, light and power.

### Sheep Shed (22' 1" x 45' 11") or (6.73m x 14.00m)

Part concrete block and light.

### Hard Standing Area

For bagged silage.

### Garden

Well maintained front and rear gardens.

Front garden with rockery and flower borders.

Rear garden with oil tank, lawned area, ornamental stonework and flower borders.

### Local Authority

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

### Broadband and Mobile phone

The mobile phone signal is deemed to be good in this location. The broadband is standard availability.

### Viewing Arrangements

Strictly By Appointment With The Selling Agent.

### Services

Mains electricity, mains water, mains drainage

### Council Tax

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### Directions

From Llandeilo continue down Rhosmaen Street to the roundabout and continue towards Llandovery. Turn left onto the B4302 Talley Road for 1.5 miles and the property will be found down a lane on the right hand side.

