

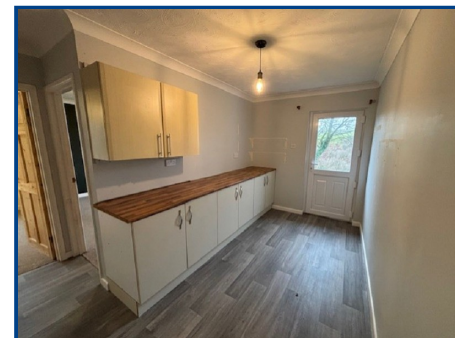
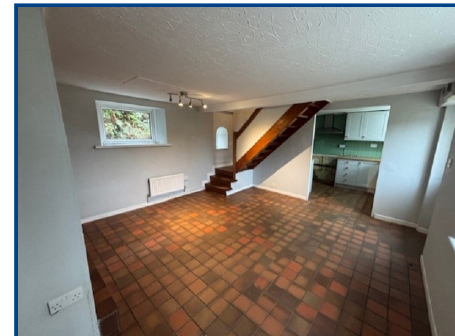
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Panthowell
Llanfynydd
Carmarthen
Carmarthenshire. SA32 7TH**

Price **£450,000**



- Country Holding comprising
- Approximately 17 Acres of Land
- Spacious 5 Bedroom Accommodation
- Rural Location with Fabulous Views
- Garage/Workshop
- 5 Bedrooms, Shower Room & Bathroom
- Pasture, Rough Grazing & Woodland
- EPC: G1



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

In a private and quiet location, this country residence with approximately 17 acres of land. In a rural setting with breathtaking views over the surrounding area.

EPC Rating: G1

Tel: **01558 823 601**

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

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

Llanfynydd, Carmarthen, Carmarthenshire.

Property Description

This smallholding comprises a 5 bedroom detached farmhouse with approximately 17 acres of land or thereabouts.

This period property of traditional construction under a slated roof has been extended over recent years providing spacious versatile accommodation.

Panthowell stands in a private rural setting convenient to Llanfynydd village 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.

The versatile accommodation comprises Living Room, Kitchen, Inner Hall/Utility Area, Shower Room, Lounge, 5 bedrooms, bathroom and shower room.

Double Glazed Door

to:

Living Room (14' 4" x 14' 0") or (4.38m x 4.26m)

Quarry tiled floor, stairs to first floor, double glazed windows, spot lights, feature fireplace with wood burning stove and bresummer beam above. Radiator.

Kitchen (14' 2" x 7' 0") or (4.31m x 2.13m)

Range of wall and base units, quarry tiled floor, plumbing for dishwasher, stainless steel bowl and a half sink unit, stainless steel extractor hood, 2 windows, panelled walls and radiator.

Inner Hall/Utility Area (13' 2" x 7' 3") or (4.01m x 2.21m)

Wall and base units with worktop, access to roof space, radiator, double glazed door, coved ceiling and laminate floor.

Bedroom 1 (12' 5" x 9' 5") or (3.78m x 2.88m)

Window, coved ceiling and radiator

Bedroom 2 (9' 9" x 9' 2") or (2.96m x 2.79m)

Radiator, coved ceiling and window.

Shower Room (11' 4" x 6' 1") or (3.45m x 1.85m)

Low level WC, pedestal wash hand basin and shower enclosure. Extractor fan, radiator, plumbing for washing machine, window, coved ceiling and shaver point.

Access through to lounge.

Lounge (27' 11" x 14' 6") or (8.51m x 4.41m)

Sky lights, double glazed patio doors, 'A' frame beams, spot lights, laminated floor, feature fireplace with wood burning stove, electric heaters, built in shelving and TV point.

Master Bedroom (14' 6" x 14' 2") or (4.42m x 4.31m)

'A' frames, electric wall heaters, sky lights and window.

Stairs to first floor.

Llanfynydd, Carmarthen, Carmarthenshire.

Landing

Open balustrade staircase to first floor. Access to roof space.

Bedroom 4 (9' 10" x 9' 7") or (3.0m x 2.93m)

Window, timber floor boards and pull switch.

Bedroom 5 (11' 2" x 6' 10") or (3.41m x 2.09m)

Built in wardrobe with wall mounted boiler, louvre doors, boarded floor, window and access to roof space.

Bathroom (10' 2" x 4' 6") or (3.09m x 1.36m)

With pedestal wash hand basin, low level wc, panelled bath, sky light, extractor fan and radiator.

EXTERNALLY

The property is approached along a lane from the country road that leads to a spacious courtyard at the front of the house with a garage/workshop.

The land amounts to approximately 17 acres or thereabouts of rough grazing, pasture and woodland which surrounds the property.

Garage/Workshop (22' 11" x 23' 2") or (6.98m x 7.05m)

Local Authority

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

Broadband and Mobile phone

Broadband and mobile signal is available but please check with your provider.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity. Private water and drainage.

Council Tax

E

Directions

From our office proceed on the A40 to Carmarthen. At Dryslwyn take the right hand turn signposted Llanfynydd proceeding through Court Henri and passing Pantglas Hall on your left hand side. At the T junction turn right towards Llanfynydd village. In the village turn left onto the Abergorlech Road, travel on the road for a little over a mile. The entrance drive will be found on the right hand side.

