



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

**Lanfach  
orthyrhyd  
Carmarthen  
Carmarthenshire. SA32 8HP**

**Price £325,000**



- Three Bedroom Detached Cottage Style Property
- Oil Central Heating
- Double Glazing
- Spacious garden and grounds
- Large General Purpose Building/Workshop
- Off Road Parking
- Excellent Access to the A48 Dual Carriageway
- EPC: E54

### General Description

Lanfach is a three bedroom cottage style property set in spacious grounds. The property includes a substantial general purpose workshop, offering excellent potential for a range of uses. With convenient access to the A48 dual carriageway, it's well placed for commuting while still offering plenty of outdoor space and flexibility.

**EPC Rating: E54**

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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).

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Porthyrhyd, Carmarthen, Carmarthenshire.

Property Description

Lanfach is a three bedroom cottage style home located in Porthyrhyd, offering excellent access to the A48 dual carriageway- ideal for commuters heading towards Carmarthen, Cross Hands and the M4 corridor.

The property sits on a generous plot, providing plenty of outside space, including spacious grounds with potential for further landscaping, family use, or even hobby farming. To the side is a substantial detached workshop, perfect for those seeking space for a business, storage or hands on projects.

Inside, the property offers practical living space with three bedrooms, a comfortable living area, and a large functional kitchen area. The home combines traditional style with modern touches, ready for immediate occupation or further personalisation.

Lanfach presents a rare opportunity for buyers looking for outside space, workshop facilities, and strong transport links.

Front Porch (4' 1" x 8' 2") or (1.25m x 2.49m)

Concrete floor, light and polycarbonate roof. Double glazed door to:

Lounge/Dining Room (14' 4" x 22' 1") or (4.36m x 6.72m)

With 3 double glazed windows, 2 radiators, beamed ceiling, wall lights and TV point. Feature stone fireplace with tiled hearth. Oil central heating boiler.

Kitchen/Breakfast Room (14' 3" x 22' 1") or (4.35m x 6.72m)

With a range of wall, base and drawer units with fitted worktops, bowl and half sink unit with mixer tap, free standing island with drawers and cupboards. Cooker space and extractor fan above. 3 double glazed windows, part tiled walls, laminate floor, plumbing for washing machine, beamed ceiling and double glazed door. Staircase to first floor.

Utility Area/Side Porch (12' 10" x 6' 7") or (3.91m x 2.0m)

With wall and base units. Double glazed door and windows. Tiled floor.

Conservatory (12' 10" x 13' 9") or (3.92m x 4.18m)

With tiled floor, radiator, wall lights, double glazed french doors and windows. Polycarbonate roof, radiator and built in shelving.

Shower Room (5' 11" x 4' 0") or (1.80m x 1.23m)

With low level wc, vanity wash hand basin and shower enclosure with shower unit. Double glazed window, tiled walls and tiled floor. Coat hooks.

First Floor

Open balustrade staircase to first floor.

Landing

Coved ceiling and beamed ceiling.

Bedroom 1 (15' 9" x 10' 10") or (4.79m x 3.30m)

Double glazed window, radiator and beamed ceiling.

Bathroom (6' 5" x 15' 3" Max) or (1.96m x 4.66m Max)

With panelled bath, pedestal wash hand basin and low level wc. Radiator, double window, fluorescent light, pull switch, built in shelving, laminate floor and built in linen area with slatted shelves.

Bedroom 2 (15' 9" Max x 14' 0") or (4.79m Max x 4.26m)

Radiator, sky light and 2 double glazed windows. Beamed ceiling and TV point.

Bedroom 3 (15' 7" Max x 7' 5") or (4.74m Max x 2.26m)

With radiator, sky light, double glazed window, built in shelving and beamed ceiling.

EXTERNALLY

The property is approached via a gated entrance driveway with parking and turning area.

Garden to front and side rockery garden with feature pond.

Rear spacious naturalised garden area with ornamental trees and bushes.

Oil Tank and outside tap.

In all the property extends to approximately just over a third of an acre.

General Purpose Building/Workshop

A large workshop area with double corrugated doors.

With rear lean-to

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.

Services

Mains electricity, mains water. Oil central heating. Septic tank

Tenure

Freehold

Council Tax

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Directions

From Llandeilo continue over the river bridge into Ffairfach. At the traffic lights take the right hand turn onto the A476 to Cross Hands. Proceed on this road taking the right hand turn for Llanarthney. Continue along this road and take the left hand turn on to B4310 passing Y Polyn Restaurant on the right hand side. Proceed along this road and continue to the roundabout passing the entrance to the Botanical Gardens. Continue on the B4310 and at the roundabout take the A48 and the property will be found on the left hand side.

