



Halfway Llandovery Carmarthenshire.

Price **£300,000**



- Detached 3/4 Bedroom Former Forge
- Living Room, Kitchen, Bathroom & Shower Room
- Set In Approximately 3.2 Acres
- Patio & Lawned Area Leading To Paddock
- Stream Frontage & Off Road Parking

General Description

The sale of this charming former forge offers a fine opportunity to purchase a quaint 3/4 bedroom cottage which sits in approximately 3.2 acres with paddock to the rear.

EPC Rating: D57



Viewing: **01550 720 440**

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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.

Halfway, Llandovery, Carmarthenshire.

Property Description

The sale of this charming former forge offers a fine opportunity to purchase a quaint 3/4 bedroom cottage which sits in approximately 3.2 acres with paddock to the rear.

This delightful accommodation offers a convenient location just off the A40 with stream frontage and comprises; living room, kitchen, bathroom, shower room, 3 bedrooms and through room. To the front of the property is off road parking with patio and lawned area to the rear.

The property is located in the hamlet of Halfway and just under 5 miles from the market town of Llandovery which offers comprehensive shopping facilities with a variety of shops, post office, patisserie, butcher, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with swimming pool and supermarket on the outskirts of town.

The accommodation comprises as follows:

Entrance Hall

With staircase to first floor.

Living Room (15' 0" x 10' 01") or (4.57m x 3.07m)

With log burner in surround with mantel over and tiled hearth. With alcove shelving and storage cupboard. Dual aspect windows. Beamed ceiling.

Rear Hall

With door to rear garden. Understairs cupboard. Additional storage cupboard. Beamed ceiling.

Bathroom (8' 04" x 6' 11") or (2.54m x 2.11m)

With panelled bath and corner shower. Pedestal wash hand basin and low level wc. Electric wall heater. Extractor fan. Radiator. Beamed ceiling.

Kitchen (18' 07" x 14' 06") or (5.66m x 4.42m)

Of irregular shape with floor level drawers and cupboards. Integral dishwasher and Beko washing machine. Ceramic sink and drainer. 4 ring electric hob with oven and extractor fan over. Part tiled walls. Former forge fireplace. Radiator. Doors to front and rear.

First Floor

Landing

With airing cupboard and radiator.

Bedroom 1 (15' 01" x 8' 09" Max) or (4.60m x 2.67m Max)

With former Victorian fireplace. Dual aspect windows. Radiator.

Shower Room (6' 09" x 5' 07" Max) or (2.06m x 1.70m Max)

With shower cubicle, low level wc and wash hand basin. Heated towel rail. Part tiled walls.

Bedroom 2 (9' 06" x 6' 10") or (2.90m x 2.08m)

With access hatch to roof space. Radiator.

Bedroom 3 (12' 05" x 8' 11") or (3.78m x 2.72m)

With shelving and radiator.

Through Bedroom (14' 05" x 12' 01") or (4.39m x 3.68m)

With door to front elevation. Dual aspect windows. 2 radiators.

Externally.

The property sits in approximately 3.2 acres with sloping paddock to the rear. Directly behind the property is a patio area leading to lawned garden with 2 storage shed and fronting a stream. At the top of the garden is

a gated entrance to the paddock along with a gated entrance off a minor country road.

Services

With mains electricity and water. Private drainage. Oil fired central heating with external boiler. To the rear of the property are solar panels purchased by the previous owner.

Agents Note

According to The Flood Map Wales supplied by Natural Resources Wales there is a theoretical risk of flooding to this property.

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Viewing

Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Tenure

Freehold

