



Griffin, Gwynfe, Llangadog,
Carmarthenshire, SA19 9NS

Clee
Tompkinson Francis

- * Detached 3 Bedroom Smallholding ***
- * 2 Reception Rooms, Kitchen, Utility Rooms & Bathroom ***
- * Set In Approximately 10 Acres Of Land ***
- * A Range of Useful Traditional & More Modern Outbuildings ***
- * Well Maintained Side & Rear Garden Including Vegetable Patch ***
- * Located Within The Brecon Beacons National Park Just Off The A4069 ***
- * No Onward Chain ***

GUIDE PRICE £425,000

Description This charming rural property is set in approximately 10 acres of land and located in a picturesque yet convenient location on the outskirts of Gwynfey just off the A4069 and within the Brecon Beacons National Park. The area is almost entirely agricultural or forestry based and is particularly well endowed with wildlife. It is ideal for bird watching, walking, fishing and other country pursuits.

The main farmhouse which has been well kept by the current owners, yet in need of modernisation, includes all that could be expected of a spacious family home and comprises; living room, sitting room, kitchen, bathroom, utility and additional store room with staircase to first floor leading to 3 bedrooms on the first floor. Externally the property boasts an immaculate lawned garden and vegetable patch with a range of useful outbuildings adjacent to the main property with general purpose shed across the lane.

Located approximately 5 miles away is the village of Llangadog which has a number of shops including mini-market, butchers, post office/general store together with places of worship, public house, doctors surgery, junior school, variety of sporting clubs and organisations. The market town of Llandovery is located approximately 11 miles away and offers good shopping and recreational facilities with a variety of shops, library, post office, swimming pool, local authority junior school with Llandovery College in the private sector. There is also a cottage hospital and doctor's surgery. Also the popular town of Llandeilo lies 12 miles away to the west and also has a wide range of facilities and amenities with a wide variety of shops, sporting organisations, doctors surgery and most other outlets for day to day living. The town also benefits from Primary schools and a newly built Secondary school.

The accommodation comprises as follows;

Entrance Hall 13' 10 x 8' 04 with stairs to first floor, understairs cupboard, part panelled walls. Radiator.

Sitting Room 13' 08 x 13' 07 with open fire. Radiator.

Living Room 13' 11 x 13' 02 with dual fuel stove in surround and mantel over. Alcove cupboards. Storage cupboard with shelving. Radiator.

Kitchen 19' 02 x 7' 0 with dual fuel Rayburn providing central heating and hot water. A range of floor and eye level drawers and cupboards. Electric 4 ring hob and Whirlpool oven with extractor over. Stainless steel sink & drainer. Part tiled walls.

Utility Room 10' 10 x 7' 02 with stainless steel sink and double drainer. Plumbing for washing machine. Part tiled walls. Radiator. Door to side.

Storage/Utility 12' 03 x 10' 11 with kitchen units and worktop.

Cwtch/Rear Hall 8' 0 x 6' 10

Bathroom 8' 04 x 6' 11 with low level wc, pedestal wash hand basin and corner shower with Triton shower. Panelled bath. Part tiled walls. Wall heater and extractor fan.

First Floor

Landing

Bedroom 1 15' 11 x 13' 10 with access hatch to roof space. Radiator.

Bedroom 2 13' 10 x 8' 04 with airing cupboard. Radiator.

Bedroom 3 9' 05 x 8' 03

Externally To the front of the property is off road parking for several vehicles with access to a useful range of outbuildings. To the side and rear of the property is a lawned garden leading to vegetable patches and greenhouse. The outbuildings lie adjacent to the property and across a small country lane and include;

Pigsty 15' 09 x 13' 06 of stone and part block construction with corrugated asbestos roof.

General Purpose Shed 16' 10 x 11' 03 of timber framed construction with part block and part corrugated walls and corrugated roof. Concrete floor.

Workshop 28' 0 x 14' 03 of timber framed construction with part block and part corrugated walls and corrugated roof. Concrete floor. Electricity connected.

Log Shed

Former Sheep Shed 49' 09 x 15' 07 of part block and part corrugated walls and corrugated roof. Electricity and lighting. Gate to rear.

Former Hay Store 35' 10 x 11' 08 of part block and part corrugated walls and corrugated roof.

Garage 14' 10 x 10' 0 of part stone and part block construction with slate roof and concrete floor.

Former Cow Shed 14' 08 x 13' 01 of part stone and part block construction.

Stone Barn 34' 10 x 11' 03 with slate roof.

Broadband & Mobile Phone Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services With mains water and electricity. Private drainage via septic tank. Solid fuel Rayburn for central heating.

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.

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

Council Tax Band F

VIEWING: CONTACT THE AGENTS: Llandovery Office

Tel: 01550 720 440 **E-Mail:** llandovery@ctf-uk.com **Web Site:** www.ctf-uk.com

Property Misdescriptions Act 1991

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

Professional Services

Our 14 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

MORTGAGE SERVICES - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices

