



The Barn , Llanllwni, SA39 9DY

£110,000

An exciting opportunity to acquire a Detached Stone Barn with Lawned Gardens to the Side and Rear with views to both the front and rear over fields. The property maybe suitable for conversion to a dwelling, subject to any necessary consents and enquires should be directed to Carmarthenshire County Council. The internal layout currently consists of two rooms to the ground floor and a large open plan space to the first floor.

### Situation

Llanllwni is a village and community located in Carmarthenshire, Wales. The village lies along the A485, stretching for about 2.5 mi (4.0 km), to the south-west of Llanllwni. To the south of the village lies Llanllwni Mountain. The 16th-century parish church, formerly dedicated to St. Llwni, is now dedicated to St. Luke and is a grade II\* listed building. Besides Llanllwni village, the community extends to the southern bank of the River Teifi and includes the summit of Mynydd Llanllwni, 1,338 ft (408 m) high. To the north of the village are Norwood Gardens, which are open to the public for much of the year. To the south west of the village is the listed building and listed garden of Maesycrugiau Manor.

what3words:- ///downhill.required.viewer

Room One 17'11 x 16'3 (5.46m x 4.95m)

Room Two 16'11 x 14'1 (5.16m x 4.29m)



Stairs to first floor.

### FIRST FLOOR

Open Plan Room 43'8 x 16'5 (13.31m x 5.00m)



### EXTERNALLY

### Store Room



### Gardens

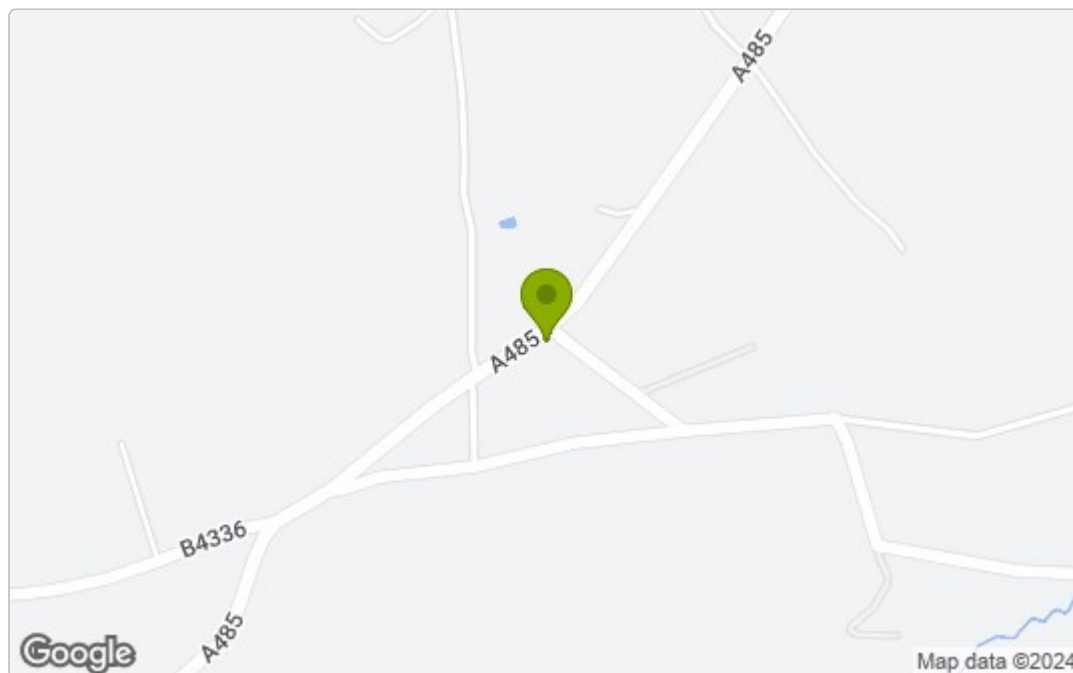


Lawned gardens to side and rear, with dropped kerb access off road.

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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