

# EVANS BROS.

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**Lleinau, Abergorlech Road, Llansawel, Llandeilo, Carmarthenshire, SA19 7LX**

**Asking Price £590,000**

Located on Abergorlech Road just off the picturesque village of Llansawel. This delightful small holding is just a short distance from miles of open out-riding in the Brechfa Forest & offers a perfect blend of countryside living with modern comforts through a homely 3/4 bed roomed Detached House. Situated in 5.3 acres, this property is a dream for those who appreciate the outdoors. The stabling & kennels, make it perfect for those with equestrian pursuits at heart or those looking to keep animals. The River Melinddwr adds a touch of tranquillity to the surroundings, creating a peaceful and serene atmosphere, the property also holds a static caravan which has been stripped and currently used as a workshop. Whether you're looking to enjoy the beautiful countryside views or engage in outdoor activities, this property offers endless possibilities for a fulfilling lifestyle. Don't miss out on the opportunity to own this unique small holding in a sought-after location.



## Location



Located approx 1 mile from the rural village of Llansawel, 13 miles from Nantgaredig and the A40 & with Brechfa forest just a short distance away offering miles of outriding & enchanting walks. The administrative town of Carmarthen is some 30 mins drive away and offers a superb range of amenities including a Regional Hospital, mainline Train Station, several Supermarkets, Secondary Schools, Leisure Centre, Multi-screen Cinema, shopping centre etc.

## Description



A detached house built of stone and slate in the early 1900's, extended over the years & now provides biomass heated, double glazed homely accommodation.

### Storm Porch

with front entrance door to -

### Reception Hallway

with tiled flooring, electricity meter, staircase to first floor

### Reception Room / Snug

12'8" x 8' (3.86m x 2.44m)

Having Victorian fireplace

## Living Room

17'7" x 11'9" (5.36m x 3.58m)



A welcoming living room with multi-fuel stove, wooden flooring & recessed alcove shelving

## Rear Entrance Lobby

with plumbing for automatic washing machine, shelving, tiled floor, hot water tank

## Kitchen / Diner

17'6" x 13'5" (5.33m x 4.09m)



Fully fitted kitchen with white base & wall storage units, enamel sink h/c, 8 ring gas hob with electric oven & extractor hood over, dishwasher, down lighting, French doors to side grounds

## FIRST FLOOR

### Landing

with access to insulated loft



### Bedroom 1

10'6" x 8'7" (3.20m x 2.62m)



with downlighting, with black Victorian fireplace

### Bedroom 2

13'4" x 6'8" (4.06m x 2.03m)



with attractive countryside views

### Bathroom

7'2" x 6'7" (2.18m x 2.01m)



A newly fitted & stylish bathroom suite being fully tiled with bath having shower over, wash hand basin with vanity unit, WC, heated towel rail, further toiletries cupboard & downlighting.

### Bedroom 3 / Study

6'6" x 5'7" (1.98m x 1.70m)





## Principle Bedroom

13'6" x 12'2" (4.11m x 3.71m)



A good sized room benefitting from a walk-in wardrobe & en-suite

## En-suite



with shower, WC, wash hand basin, heated towel rail, downlights

## Externally



A spacious, level plot with low maintenance lawned gardens with greenhouse, garden shed, small pond & decking area, all set to the side/rear of the house. To the front there is ample parking & turning space & access into the paddock that adjoins the house belonging to the property.

## Rear Extension

20' x 10' (6.10m x 3.05m)

Currently under construction (plans for a laundry room, bathroom and summer room)

## General Purpose Outbuilding



Utilised as 4 12' x 12' stables with water and electricity connected.



## Kennels



A useful multi-purpose building made up of 3 large kennels.

## Double Garge

## Static Caravan



Having been stripped back and currently utilised as a workshop

## Land



Extending to circa 5.3 acres of mainly good clean pasture in convenient enclosures, one of the paddocks are used as 'summer grazing' and the other as 'winter grazing' with some

further land on the opposite side of the river which is accessed via a bridge. Adjoining the house is a paddock which extends to include a section of the meandering River Melinddwr, providing a tranquil setting.

## Services

We are informed the property benefits from mains water, electricity, septic tank drainage, biomass central heating, Solar PV panels & electric car charging point.

## Please Note

Any plans provided are for 'identification purposes only'.

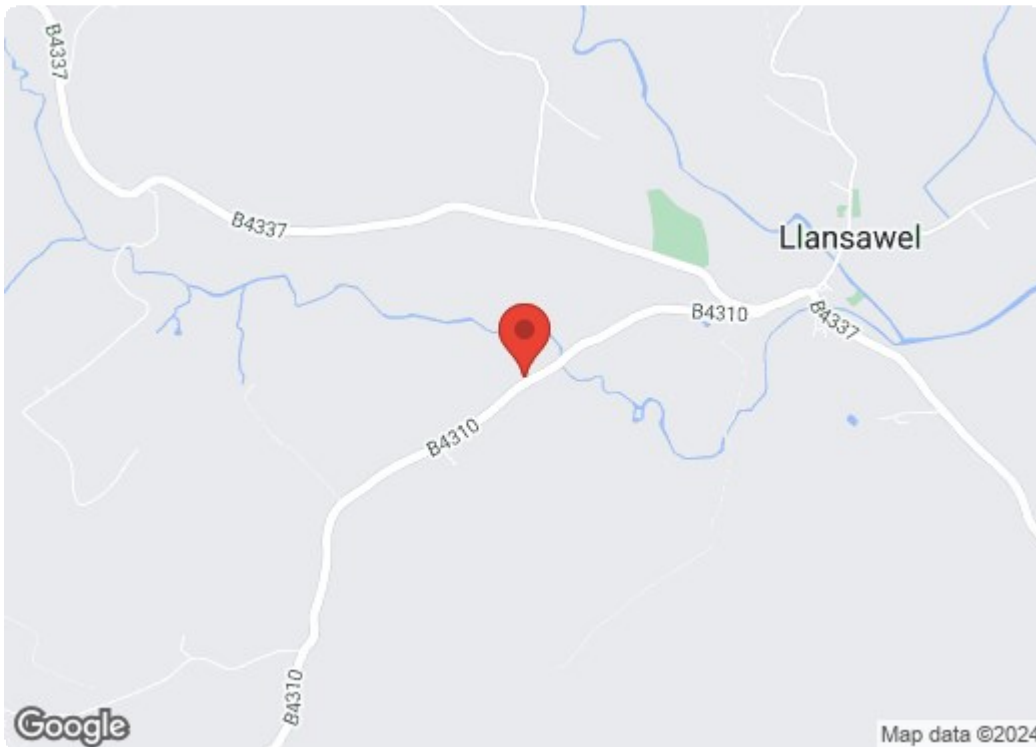
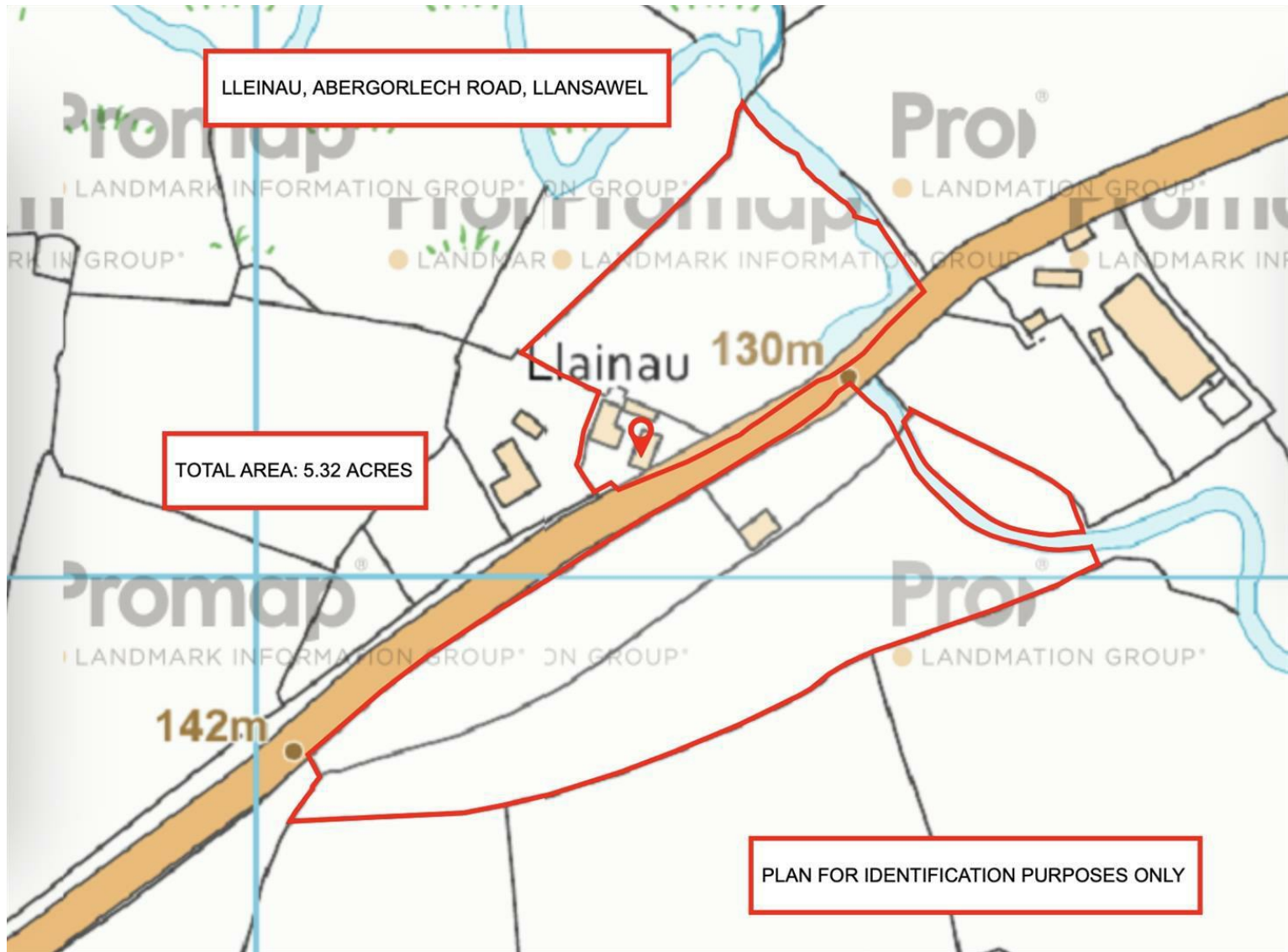
## Council Tax Band 'F'

We understand the property is in council tax band 'F' with the amount payable per annum being £2958.

## Directions

What3Words: struted.promise.loses

From the village of Llansawel take the B4310 road (Abergorlech Road) south. Proceed for approx 1 mile, over a hump back bridge, Lleinau is the property on your right hand side as identified by the 'Evans Bros smallholding' sign thereon.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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