



Bumble Lodge, 2 Goilan Goch Bethlehem Road, Ffairfach, Llandeilo, **Offers in the region of £299,950**

A beautifully presented detached cottage set in a picturesque location within the Brecon Beacons National Park and on the edge of Ffairfach just outside the market town of Llandeilo which offers an excellent range of amenities. Accommodation comprises entrance porch, lounge, kitchen with dining area, ground floor bathroom, utility room, large conservatory and 2 bedrooms. This well presented property benefits from oil central heating, uPVC double glazing, parking for several cars/caravan and has an enclosed rear garden with a variety of useful outbuildings. Fibre broadband to the door. Viewing is highly recommended.

Ground Floor

with uPVC double glazed entrance door to

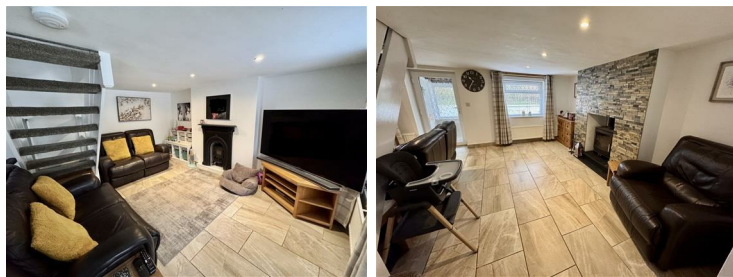
Porch

3'3" x 5'2" (1.01 x 1.6)

with tiled floor, part tiled walls and uPVC double glazed window to front and side. uPVC double glazed door to

Lounge

13'10" x 18'11" (4.24 x 5.79)



with 2 feature fireplaces with log burners, open tread staircase to first floor, 2 radiators, downlights and 2 uPVC double glazed windows to front. Opening to

Kitchen

11'10" x 16'0" (3.62 x 4.9)



with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, integrated dishwasher, integrated fridge freezer, radiator, part tiled walls, tiled floor, downlights and uPVC double glazed window to rear and side.

Rear Hall

with tiled floor, hatch to roof space and half glazed door to conservatory

Bathroom

8'8" x 6'3" (2.66 x 1.91)



with low level flush WC, pedestal wash hand basin, P shaped panelled bath with dual headed shower over and shower screen, heated towel rail, part tiled walls, tiled floor, downlights and uPVC double glazed window to side.

Walk in Dressing room/store cupboard - 1.85 x 0.82 with tiled floor and uPVC double glazed window to side.

Conservatory

15'6" x 13'5" (4.73 x 4.1)



with radiator, tiled floor, polycarbonate roof, uPVC double glazed door to side and door to rear and wooden windows to rear and sides.

Utility

6'11" x 6'8" max (2.12 x 2.04 max)
with free standing oil boiler providing domestic hot water and central heating (installed March 2024), tiled floor, airing cupboard with radiator and uPVC double glazed window to rear and side.

First Floor

Landing

with hatch to roof space and uPVC double glazed window to front.

Bedroom 1

14'0" x 8'7" (4.28 x 2.62)



with 2 built in wardrobes, radiator, downlights and uPVC double glazed window to front.

Bedroom 2

13'9" x 6'9" min (4.2 x 2.06 min)



with built in wardrobe, downlights and uPVC double glazed window to front.

Outside

with slated garden to front. Crazy paved parking for several cars, gated access to

rear with patio area, outside lights, lawned garden, flowers and shrubs, fish pond, covered animal run/log store and seating area and fine views to rear.

Outside WC - with low level flush WC, vanity wash hand basin and power and light connected.

Brick/block built Shed - 2.17 x 2.46 with power and light connected and window to rear.

Brick/block built Studio - 4.7 x 2.87 with power and light connected and window to each side.

Former Garage/Store

20'4" x 10'0" (6.2 x 3.06)

with power and light connected and window to side and rear.

Services

Mains water, electricity and drainage. Septic Tank

NOTE

All photographs are taken with a wide angle lens.

Directions

When coming from Ammanford direction turn right at the roundabout in Ffairfach onto Bethlehem Road. Travel for approximately one mile and the cottage can be found on the right hand side, identified by our For Sale board.

AGENTS NOTE

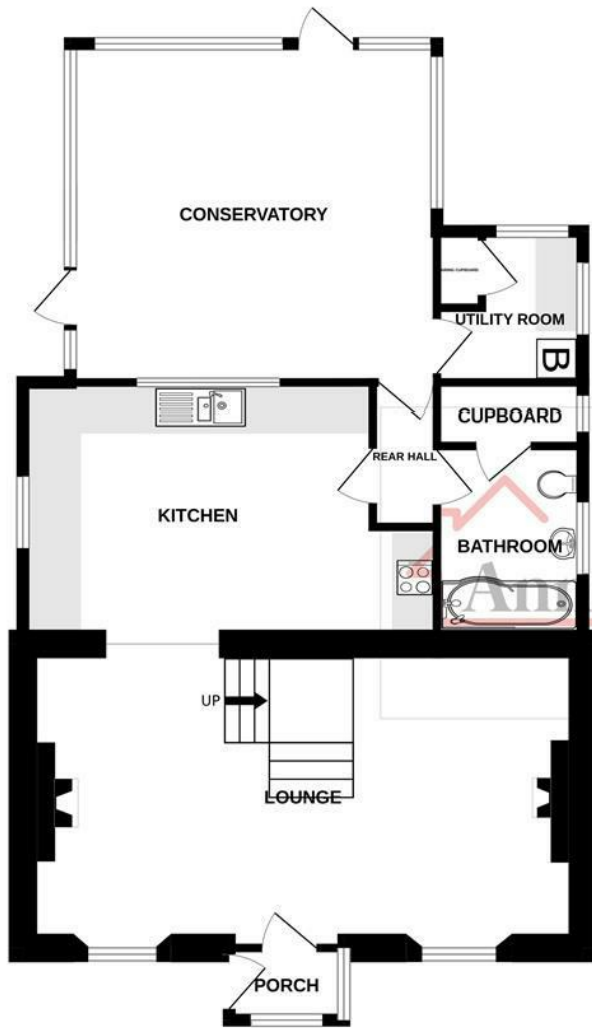
Bumble Lodge (2 Goilan Goch) has historically flooded, and most recently during Storm Callum on 13th October 2018. In this latest event water came in from behind the property however, improvements have been made to the flood defences to include a raised bund, tree planting, repairs to culverts and non return valves placed in drainage pipes. There have been no issues since.

Agents Note

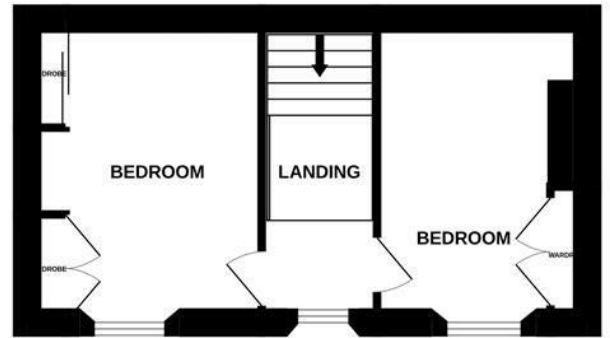
This property is owned by Rebekah

Williams of Anna Ashton Estate Agents and is disclosable under section 21 of the Estate Agents Act 1979.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		88
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.