



**Chartered Surveyor, Valuers,
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12 Offices Across South Wales

**Lle'r Fedwen Felindre
Swansea
City And County of Swansea
SA5 7PX**

Price **£500,000**



- Three bedroom detached smallholding
- Living/ dining room
- Kitchen
- Bathroom
- Upvc glazing
- Approximately 4.5 acres
- Garage/ Workshop
- Stone barn with PP REF: 2023/2381/FUL
- Parking for multiple vehicles
- Rural setting with stunning country views

General Description

We have the pleasure in offering for sale this three bedroom detached farmhouse set in around 4.5 acres of glorious countryside in Felindre, enjoying the peace and tranquility of this idyllic location, and the convenience of being within minutes drive of Morriston hospital and the M4.



EPC Rating: E49

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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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.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Felindre, Swansea, City And County of Swansea.

Property Description

We have the pleasure in offering for sale this three bedroom detached farmhouse set in around 4.5 acres of glorious countryside in Felindre, enjoying the peace and tranquility of this idyllic location, and the convenience of being within minutes drive of Morriston hospital and the M4.

The accommodation briefly comprises lounge/dining room, kitchen, bathroom, three bedrooms and an attached stone barn with planning permission to be converted into additional living space.

The property benefits from stunning country views in all directions, sizeable outbuildings, extensive vehicular parking areas, scope and opportunity to extend subject to consents.

Upvc glazed door to

Living/Dining Room (23' 11" Max x 16' 1" Max) or (7.30m Max x 4.90m Max)

Two upvc glazed windows to front, radiator, multi fuel burner controlling central heating, open plan staircase sub dividing the room, fireplace, exposed beam ceiling.

Kitchen (18' 5" Max x 9' 3" Max) or (5.61m Max x 2.83m Max)

Upvc glazed door to rear, upvc glazed windows to side and rear, radiator, tiled floor, fitted wall and base units, work surface, tiled splash back, twin bowl Belfast sink unit with mixer tap, plumbing for dishwasher, LPG range cooker with extractor fan over, breakfast bar, cupboard housing Vokèra boiler controlling domestic hot water, telephone point.

Bathroom (7' 9" x 6' 4") or (2.36m x 1.93m)

Upvc glazed window to rear, towel radiator, tiled floor, close coupled WC, pedestal wash hand basin, bath with electric shower over.

Landing

Skylight, radiator, wooden floor, three down lights, beam exposed ceiling, smoke alarm.

Bedroom 1 (16' 2" x 7' 1") or (4.93m x 2.16m)

Skylight, upvc glazed window to front, radiator, wooden floor, exposed beam ceiling, overhead storage cupboards.

Bedroom 2 (13' 5" Max x 8' 0" Min) or (4.09m Max x 2.43m Min)

Two upvc glazed windows to front, two radiators, wooden floor, exposed beam ceiling, overhead storage cupboards.

Bedroom 3 (11' 9" Max x 8' 0" Min) or (3.57m Max x 2.44m Min)

Skylight, radiator, wooden floor, exposed beam ceiling, built in storage cupboard.

Attached Stone barn (32' 10" x 15' 5") or (10.0m x 4.69m)

With planning permission to convert to kitchen/ living area. The planning application reference number is 2023/2381/FUL.

Workshop/Garage (31' 6" x 25' 11") or (9.60m x 7.90m)

Upvc glazed door to rear, upvc glazed window to side, roller door to front, fitted work surfaces, electricity, water.

Steps to mezzanine with office.

Felindre, Swansea, City And County of Swansea.

Living space within Workshop/Garage

Entrance hall:
laminate flooring.

Kitchen/ Sitting Room 4.51m x 3.30m

Upvc glazed windows to side and rear, laminate flooring, fitted wall and base units, work surface, sink unit with mixer tap, cooker point, extractor fan.

Shower Room 2.26m x 1.56m

Upvc glazed window to side, electric radiator, tiled floor, part tiled walls, close coupled WC, wash hand basin in unit, walk in electric shower.

Bedroom 3.21m x 3.07m

Upvc glazed windows to side and front, laminate flooring.

Wayleaves, Easements and Rights of Way

The property is being sold subject to and with the benefit of all rights including rights of way, (public or private), light, support, drainage, water & electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these details or not.

Plans, Areas, Schedules, Measurements

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Health & Safety

Given the potential hazards of rural property we ask you to be as vigilant as possible for your own safety when making your inspection.

Broadband and Mobile phone

There is mobile phone coverage in the area.

Agents Note

To reach Lle'r Fedwen Farm, there is a right of access over the lane belonging to Gerdinen Isaf Farm.

Services

Mains electricity, private spring water with UV water filters, septic tank drainage, LPG gas.

Tenure

Freehold

Council Tax

D

Directions

Leave Ammanford on Wind Street and turn left towards Tesco at the traffic lights. Continue left on the Tesco roundabout right on the next roundabout over the bridge and into Betws. Follow the road around to the right into Betws Road and continue for a further mile to the village of Garnswllt. Continue through Heol Y Garn, turning left at the junction into Heol y Mynydd and continue along for approximately 2 miles, where you can find the entrance of Gerdinen Isaf Farm. Pass through Gerdinen Isaf Farm to reach Ller Fedwen which is situated at the top of a private track. CARE MUST BE TAKEN TO CLOSE ANY FARM GATES AFTER YOU.

