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**Ffairfach
Llandeilo
Carmarthenshire.**

Price **£460,000**



- 6 Acre Country Holding
- 3 Bedroom Cottage, Barn and Stabling Area
- In an elevated position with stunning views
- Potential for Further Accommodation (Subject to Necessary Permission)
- Pasture, Woodland & Amenity Land
- Gently sloping
- In a convenient Location within easy distance of Llandeilo
- EPC: E39



Viewing: **01558 823 601** Website: **www.ctf-uk.com** Email: **llandeilo@ctf-uk.com**

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Professional Services

Our 12 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.

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General Description

Standing in an elevated position with stunning views over the Towy Valley, A 6 acre smallholding with stone barn which is ripe for further accommodation, subject to the necessary planning consent. Stabling area, paddock area and woodland.

EPC Rating: E39

Ffairfach, Llandeilo, Carmarthenshire.

Property Description

Ideal for Country living - close to Llandeilo town! Capel Toby is situated in an elevated location with wonderful views over the surrounding area. This period cottage retains a wealth of original features with inglenook fireplace, beamed ceilings and natural stone walls with the benefit of oil fired central heating. The stone barn has further potential to provide separate living accommodation (subject to the necessary building permission).

Llandeilo town is approximately two miles distant and offers a wide and varied range of amenities. Leisure amenities are available close at hand which include tennis courts, playing fields, Penlan Park, Dinefwr Park with its historic castle, nature walks and wildlife reserve.

The area is a well known tourist destination with popular attractions of Dinefwr, Carreg Cennen and Dryslwyn Castles, Aberglasney Gardens and The Botanical Gardens of Wales all within a short drive away.

The accommodation comprises, Entrance Porch/Sun Room, Lounge, Dining room, kitchen, 3 bedrooms and bathroom.

Externally: Stone barn which currently offers workshop/ studio space and stabling area which includes a tack room and hay store with yard area to the pasture paddock.

CTFRP

Stable Door

to:

Entrance Porch/Sun Room (9' 11" x 8' 3") or (3.03m x 2.51m)

With two double glazed windows with stunning views.

Lounge (18' 6" x 10' 10") or (5.63m x 3.29m)

With Inglenook fireplace with wood burning stove, beamed ceiling, two radiators, two windows and natural stone wall.

Dining Room (8' 8" x 19' 1") or (2.64m x 5.81m)

With feature stone fireplace with wood burning stove, beamed ceiling, two radiators, two windows and natural stone wall.

Kitchen (17' 1" x 7' 10") or (5.20m x 2.39m)

With a range of base units with tiled worksurfaces, under stairs storage and plumbing for washing machine. Rayburn solid fuel range set in feature alcove with bressumer beam, plate rack, 2 windows and beamed ceiling. Stainless steel sink unit with mixer tap. Door to rear. Oil central heating boiler.

First Floor

Landing

With beamed ceiling.

Bedroom 1 (7' 10" x 8' 11") or (2.39m x 2.71m)

With double glazed window and beamed ceiling.

Inner Landing

Window and beamed ceiling.

Bedroom 2 (8' 6" x 10' 10") or (2.60m x 3.30m)

With double glazed window, radiator and beamed ceiling.

Bedroom 3 (10' 2" x 11' 8") or (3.11m x 3.56m)

With double glazed window, radiator and beamed ceiling.

Bathroom (11' 9" x 8' 6") or (3.58m x 2.59m)

Panelled bath, pedestal wash hand basin and low level WC. Airing cupboard with hot water tank and shelving. Part tiled walls. Radiator and double glazed window,

EXTERNALLY

The property is approached via a gated entrance driveway with lawned garden to front and gravelled parking area.

Two timber store sheds.

Summer house

The property stands in an elevated position with stunning views over the surrounding area

Greenhouse, outside toilet and outside taps.

Barn/workshop (40' 1" x 17' 6") or (12.21m x 5.33m)

Potential for change of use to residential accommodation. Of stone and slate construction with wood burning stove, power and light. Double doors.

Attached Barn (11' 2" x 18' 2") or (3.40m x 5.54m)

With window and timber doors.

Stabling Area (23' 3" x 11' 6") or (7.08m x 3.50m)

With hay store and tack room. Concrete floor and small yard area.

The Land

Pasture and woodland, gently sloping and in good heart.

Broadband and Mobile phone

The broadband and mobile reception is classed as standard in this area.

Local Authority

Carmarthenshire County Council, Spilman Street, Carmarthen, Tel.No. 01267 234567.

Viewing

By Appointment With The Selling Agent.

Services

Mains electricity, mains water. Oil Central Heating and Private Drainage

Tenure

Freehold

Council Tax

D

Directions

From Llandeilo head down over Towy Bridge to Ffairfach. Continue through the traffic lights on the A483 for approximately 2 miles and the property is located elevated on the left hand side.

