



**Chartered Surveyor, Valuers,
 Estate Agents & Auctioneers**
 12 Offices Across South Wales

**Plasbach
 Llanarthney
 Carmarthen
 Carmarthenshire.**

Price **£1,300,000**



- Impressive detached 5-bedroom smallholding
- All bedrooms with en-suite facilities
- Approx. 38.14 acres of pastureland
- Spectacular views over the Tywi Valley
- Views towards Paxton Tower and Dryslwyn Castle
- Stables and useful outbuildings
- Underfloor heating and oil-fired central heating
- Quality internal finishes including oak doors
- Idyllic and private rural setting

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

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General Description

Plasbach, Llanarthney is an exceptional five-bedroom detached smallholding set within approximately 38.14 acres, enjoying truly outstanding panoramic views across the Tywi Valley towards Paxton Tower and Dryslwyn Castle. Externally, the land is ideally suited for equestrian or agricultural use, with stables and a range of useful outbuildings, making this a superb lifestyle opportunity in a stunning rural setting.

EPC Rating: D68

Llanarthney, Carmarthen, Carmarthenshire.

Property Description

Plasbach is an outstanding five-bedroom detached smallholding occupying an elevated and private position with truly breathtaking panoramic views across the Tywi Valley. The property enjoys uninterrupted vistas towards the iconic Paxton Tower and the historic Dryslwyn Castle, creating a remarkable backdrop in all seasons.

This impressive family home offers spacious and well-balanced accommodation, finished to a high standard throughout. Notable features include attractive oak internal doors, under floor heating, and oil-fired central heating, ensuring both comfort and efficiency.

The accommodation provides generous and versatile living space, ideal for modern family life and entertaining. An inviting entrance hall leads through to spacious living areas, all of which enjoy far-reaching countryside views, creating a light and welcoming atmosphere throughout.

At the heart of the home is a well-appointed kitchen/dining room, complemented by a separate dining room, both perfectly suited to everyday living and hosting. The property also boasts a beautiful lounge featuring a striking stone fireplace, creating a warm and characterful focal point.

The property offers five well-proportioned bedrooms, each benefiting from its own en-suite facilities, providing comfort and privacy for family members and guests alike.

The property is set within approximately 38.14 acres of land, offering excellent potential for equestrian, agricultural, or lifestyle use. The land is mainly laid to pasture. A range of useful outbuildings and stables are included, providing excellent facilities for equestrian use, livestock, or general storage.

Located in the sought-after rural area of Llanarthney, Plasbach combines peace and privacy with accessibility to nearby amenities. The surrounding countryside is renowned for its natural beauty, scenic walks, and historic landmarks.

CTFRL

Entrance Porch (8' 0" x 4' 1") or (2.43m x 1.24m)

Double glazed window, flagstone floor and access to roof space.

Entrance Hall

Stone slab floor, down lights, coved ceiling, cloak cupboard.

Shower Room (8' 4" x 5' 5") or (2.55m x 1.64m)

With low level WC, pedestal hand wash basin and corner glazed and tiled cubicle. Access to roof space, extractor fan, wall mirror and light. Heated towel rail and stone slab floor.

Inner Hall

Bedroom/Playroom (10' 3" x 9' 1") or (3.13m x 2.77m)

Down lights, coved ceiling, double glazed windows and stone slab floor.

Study (15' 2" x 10' 10") or (4.63m x 3.29m)

With dual aspect double glazed windows, coved ceiling and french doors. Stone slab floor.

Utility Room / Laundry Room (10' 4" x 11' 10") or (3.16m x 3.60m)

With wall units, fitted worktop, stainless steel sink and mixer tap, plumbing for washing machine, appliance space, dual aspect windows, stone slab floor and coved ceiling.

Upper Hall

Steps from Inner Hall.

Boiler Room (9' 4" x 5' 7") or (2.85m x 1.69m)

With oil central heating boiler, under floor heating controls, extractor fan, shelving, electrical switch board and access to roof space.

Cloak Room

With low level wc and vanity wash hand basin. Double glazed window and coved ceiling.

Kitchen / Breakfast Room (22' 10" x 15' 11" Min) or (6.97m x 4.84m Min)

With a range of wall, base and drawer units with fitted worktops, stainless steel sink unit and mixer tap. Fitted worktops, double electric oven, integrated American larder fridge with larder units. Redfyr calor gas range with 4 ring hob, double hot plates and ovens. Coved ceiling, 2 double glazed windows and stable door to patio area. Flagstone floor.

Dining Room (17' 5" x 14' 4") or (5.30m x 4.36m)

Dual aspect windows and patio doors. Timber floor, coved ceiling and down lights. Double doors to lounge

Lounge (26' 1" Max x 19' 3") or (7.95m Max x 5.86m)

Boarded floor, 5 double glazed windows, feature stone fireplace with wood burning stove with beam and flagstone hearth. Down lights and TV point.

First Floor Accomodation

Staircase to upper hallway to lower landing.

Landing

Radiator, down lights and access to roof space. Double fitted Airing cupboard with radiator.

Bedroom 1 (9' 9" x 13' 3") or (2.96m x 4.05m)

With dual aspect double glazed windows, radiator, coved ceiling and down lights.

En-Suite Bathroom (6' 5" x 7' 4") or (1.96m x 2.23m)

With low level wc, pedestal wash hand basin and panelled bath with shower over. Radiator, double glazed window and heated towel rail. Vanity light and shaver point. Part tiled walls and extractor fan.

Bedroom 2 (11' 6" x 14' 2") or (3.50m x 4.33m)

With dual aspect double glazed windows, radiator, coved ceiling and down lights.

En-Suite Bathroom (6' 7" x 7' 4") or (2.0m x 2.23m)

With panelled bath with shower over and glazed screen, low level wc and pedestal wash hand basin. Radiator, double glazed window, heated towel rail, part tiled walls, extractor fan, vanity light and shaver point.

Stairs up to:

Upper floor landing

Open balustrade, built in study area, coved ceiling, down lights, 3 double glazed windows and radiator.

Bedroom 3 (13' 1" x 10' 11") or (4.0m x 3.34m)

With radiator, double glazed window, coved ceiling, down lights and built in wardrobe with radiator.

En-Suite Bathroom (7' 8" x 8' 0") or (2.33m x 2.45m)

With low level wc, panelled bath with shower unit and glazed screen and pedestal wash hand basin. Vanity light and shaver point. Coved ceiling, down lights, double glazed window, radiator and part tiled walls.

Inner Landing

Airing cupboard with radiator. Radiator and access to roof space.

Master Suite with ensuite & dressing room

Comprising:

Bedroom 4 (14' 2" x 14' 2") or (4.32m x 4.31m)

Triple aspect double glazed windows all encompassing views of the Towy Valley and beyond. 2 radiators, coved ceiling and down lights.

Dressing Room (10' 10" x 7' 8") or (3.31m x 2.34m)

Down lights and coved ceiling.

En-Suite Bathroom (7' 9" x 7' 11") or (2.36m x 2.41m)

Free standing bath with mixer tap and hand spray, shower enclosure with shower unit, pedestal wash hand basin and low level wc. Radiator, 2 dual aspect double glazed windows, heated towel rail, extractor fan, down lights and coved ceiling.

Bedroom 5 (12' 0" x 10' 11") or (3.67m x 3.33m)

With radiator, dual aspect double glazed windows, coved ceiling and down lights.

En-Suite Bathroom (7' 5" x 6' 9") or (2.27m x 2.06m)

With panelled bath with shower unit and glazed screen, low level wc and pedestal wash hand basin. Radiator, heated towel rail, vanity light and shaver point. Extractor fan, coved ceiling, down lights and part tiled walls.

Llanarthney, Carmarthen, Carmarthenshire.

EXTERNALLY

In all the property extends to 38.14 acres of pasture land with two accesses from the county road,

Stunning far reaching views encompasses the property.

Tree lined concrete driveway

Paved Patio, oil tank, store shed and external points.

Outside lights, gravelled parking and patio

Former Sheep Building (59' 1" x 19' 8") or (18.0m x 6.0m)

Concrete block and corrugated roof.

General Purpose Building (36' 1" x 59' 1") or (11.0m x 18.0m)

General Purpose Building (59' 1" x 26' 3") or (18.0m x 8.0m) open ended.

Former Cattle Building

Two bays 18m x 6m

Workshop (11' 1" x 45' 1") or (3.39m x 13.75m)

Power and light.

Range of Stables

4 loose boxes with tack room and feed room.

3 Further loose boxes

Local Authority

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

Viewing

By appointment with the Selling Agents.

Services

Mains electricity. Private drainage.

Tenure

Freehold

Directions

From Llandeilo continue over the bridge to Ffairfach. At the traffic lights turn right onto the A476. Continue for a short distance and turn right signposted Llanarthney. Continue along this road take the left hand turning B4297 signposted Maesybont. Proceed up the hill and the entrance to Plasbach will be found on the left hand side.

