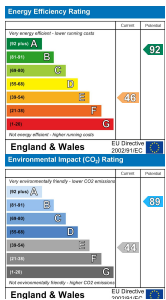




Felin Wen & Barn Penpound Lane, Llandybie, Ammanford, Carmarthenshire, SA19 2JE

- Grade 2* Listed Mill House, Converted Barn & 0.34 Acre Field
- Three Bedrooms & Open-plan Lounge/Kitchen/Diner In Main House
- One Bedroom & Open-plan Lounge/Kitchen/Diner In Barn
- Could Suit Multi-generational Living Due To It's Versatility
- Lovingly Restored By Current Vendors
- Bags Of Character & Charm Surrounded By Natural Beauty Of Countryside & Streams
- Idyllic Location & Stunning Properties
- Village Location
- A Must View!
- EPC RATING C. COUNCIL TAX BAND E.



Offers Invited £484,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



22 Murray Street, Llanelli, Dyfed, SA15 1DZ

EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile





A "picture perfect" property which oozes character and charm in an idyllic setting with a backdrop of fields and streams! Felin Wen and Barn, a grade 11 property which has been lovingly restored, from once a ruined mill and longhouse into what we see now. Sitting pretty and proud and reached by a small bridge over the River Marlais this property is immaculately presented with stunning features for the original cast-iron mill spur wheel in the kitchen to the Welsh limestone floors. Situated just a short walk into the village of Llandybie you will be blown away for what greets you behind the door of both properties, and with an added bonus of a separate parcel of land this property has a lot to offer the lucky purchaser. Call us today on 01554 759655 to arrange your viewing and be blown away! EPC RATING C. COUNCIL TAX BAND E.

Original Mill now the main house, comprises of : Entrance hallway, two double bedrooms and cloakroom with wet room area, cupboard which houses a washing-machine, bespoke Oak staircase to the first floor that takes you to a second landing, into open -plan kitchen/diner and lounge area and French doors leading out to the garden, stairs to the second floor which takes you to the master bedroom, walk-in wardrobe and through to an open bathroom area with a free-standing roll-top bath that overlooks open countryside fields. The Barn comprises of : open-plan lounge/kitchen/diner, small hallway into bedroom with two fitted double wardrobe space and an en-suite shower-room. Plot of land which measures approx. 0.36 of an acre (Promapped SC/05/26) is situated at the start of Penpound Lane to the right-hand side.



..AGENTS VIEWING NOTES

AN INTERESTING READ

FELIN WEN HOUSE :

ENTRANCE HALL

BEDROOM 2

BEDROOM 3

CLOAKROOM WITH WET-ROOM

ADDITIONAL HALLWAY

UTILITY CUPBOARD

LANDING

**OPEN-PLAN
LOUNGE/KITCHEN/DINER**

LANDING

MASTER BEDROOM

BATHROOM AREA

BARN :

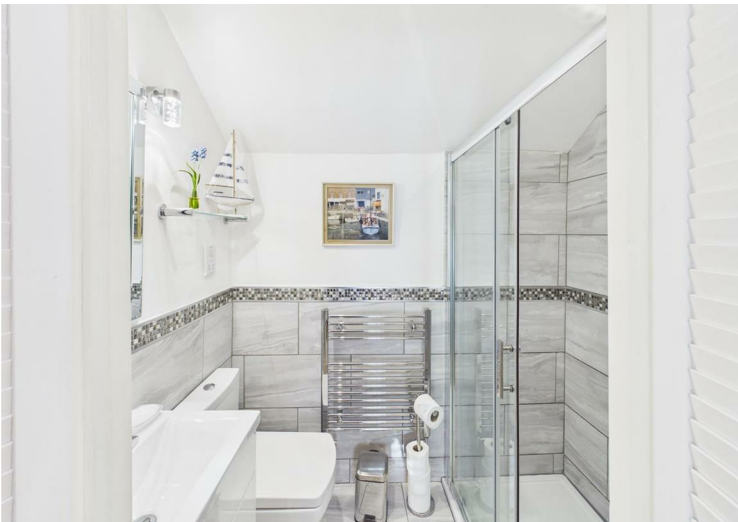
**OPEN-PLAN
LOUNGE/KITCHEN/DINER**

HALLWAY

BEDROOM

EN-SUITE SHOWER ROOM

SEPARATE FIELD



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.