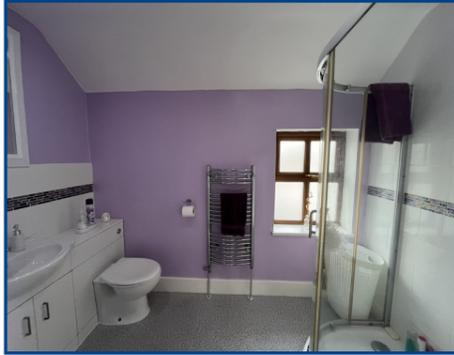


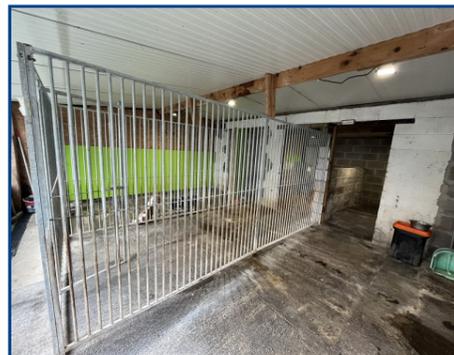
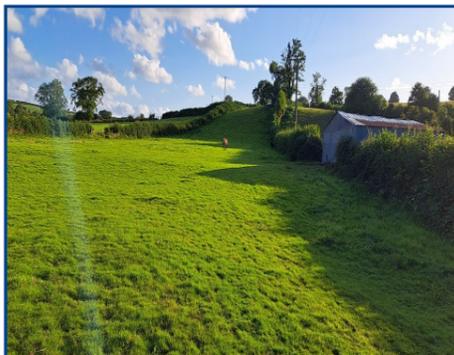


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Lleinau
Llansawel
Carmarthenshire
SA19 7LX

Price **£499,950**



- Country Holding extending to approximately 5.93 Acres
- Detached 4 Bedroom Property
- Principle bedroom with en- suite facilities
- General purpose stores/ workshops
- Fully equipped stable block
- Kennels
- 5.93 acres
- Solar Panels
- EPC: D62

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

EPC Rating: D62

General Description

A delightful four bedroom smallholding set in approximately 5.93 acres of pasture land, enjoying panoramic countryside views in a tranquil rural setting near the village of Llansawel

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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: **01558 823 601**

Email: llandeilo@ctf-uk.com

Web: www.ctf-uk.com

Llansawel, Llandeilo, Carmarthenshire.

Property Description

Lleinau is an appealing rural smallholding offering a wonderful opportunity to acquire a detached four bedroom country residence with approximately 5.93 acres of land. Enjoying a peaceful countryside position near the village of Llansawel, the property is ideally suited for equestrian use, small scale farming, lifestyle buyers or those seeking multi-purpose outdoor space with excellent potential for further development.

The property benefits from planning permission in perpetuity for a rear extension, providing flexibility for future enlargement subject to purchasers requirements.

The accommodation is arranged over two floors and offers comfortable family living while retaining charming character features throughout. The ground floor briefly comprises an entrance hall, spacious living room and snug, enjoying pleasant rural outlooks, together with a kitchen/ dining room and utility area. Several rooms retain exposed original stone walls, adding warmth and character reflective of the property's traditional origins. To the first floor are four well proportioned bedrooms, with en-suite from the principle bedroom and a family bathroom.

The property is set within approximately 5.93 acres of pastureland with a range of useful outbuildings, including stable block and purpose built kennels. The land is enhanced by the presence of the Afon Melinddwr, a natural stream which runs through part of the land. The watercourse provides an attractive natural feature within the holding, contributing to the peaceful rural setting while supporting local wildlife and biodiversity.

Situated in a rural yet accessible location close to Llansawel, the property enjoys open countryside surroundings while remaining within reasonable travelling distance of local amenities. The property is ideally located just one mile from Brechfa Forest, renowned for its scenic walking, cycling and horse riding trails, together with popular mountain biking routes and extensive forestry tracks.

Double Glazed Door

to:

Entrance Hall

Tiled floor and staircase to first floor.

Sitting Room (17' 7" Max x 11' 11") or (5.37m Max x 3.63m)

With multi fuel stove with slate hearth and timber mantle surround. Down lights, double glazed windows to front and rear. Alcoves with shelving and down lights. Exposed stonework and coved ceiling.

Snug (12' 9" x 9' 0" Max) or (3.89m x 2.75m Max)

Cast iron tiled decorative fireplace with slate hearth (not in use). Coved ceiling, double glazed window, radiator and TV point. Exposed stone work.

Rear Entrance Hall/Utility

With tiled floor, radiator and down lights. Double glazed door to rear and plumbing for washing machine.

Kitchen / Breakfast Room (17' 8" x 13' 5") or (5.39m x 4.10m)

With a range of wall, base and drawer units with ceramic sink and mixer tap, fitted worktops, electric oven with 8 ring gas hob and plumbing for dish washer. 2 double glazed windows, down lights, part tiled walls and french doors.

First Floor

Landing access to roof space, open balustrade and down lights. Exposed stone work.

Bedroom (8' 8" x 10' 8") or (2.65m x 3.25m)

Radiator, down lights, double glazed window and open cast iron fireplace.

Bathroom (6' 8" x 8' 4" Max) or (2.04m x 2.53m Max)

With tiled floor, fully tiled walls and down lights. Bath, rainfall shower head with hand held attachment. Heated towel rail, extractor fan, low level WC and wash hand basin with built in vanity. Light up mirror and double glazed window to rear.

Inner Landing

Down lights.

Bedroom (13' 6" x 6' 9") or (4.11m x 2.07m)

Two double glazed windows, down lights and radiator.

Llansawel, Llandeilo, Carmarthenshire.

Bedroom/Office (6' 8" x 7' 8") or (2.02m x 2.33m)

Down lights, radiator, double glazed window and built in shelving.

Principle Bedroom (13' 7" x 12' 3") or (4.14m x 3.74m)

Two double glazed windows to front and double glazed window to side (planning for juliette balcony). Down lights, radiator and TV point.

Walk in wardrobe

Down lights, radiator and hanging rails.

En Suite (9' 1" x 5' 1") or (2.76m x 1.55m)

With shower enclosure with mains rainfall shower head and hand attachment, vanity unit with wash hand basin and wc. Extractor fan, part tiled and shaver point.

Agents Note

Planning permission for an extension with work already started which exempts an expiry date for the planning permission.

EXTERNALLY

EV charger to front. Decked area and garden with pond, greenhouse and storage shed. Ample parking.

Static Caravan

Currently used as workshop.

Garage (22' 10" x 15' 8") or (6.96m x 4.78m)

With concrete floor, up and over door. Double glazed window and double glazed door.

Kennels (20' 11" x 15' 9") or (6.38m x 4.81m)

Max. 8.03

The Land

In all the land amounts to approximately 5.93 acres. Paddock with access to River. Apple trees

On the opposite side of the the road is the stable block.

Stable Block (12' 0" x 12' 0") or (3.66m x 3.66m)

Fully equipped with stabling, automatic water drinkers and storage area. Power and light.

Broadband and Mobile phone

The broadband signal is basic. Please check with your mobile provider.

Local Authority

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

Viewing

By appointment with the Selling Agents.

Services

Tenure

Freehold

Council Tax

F

Directions

Leave Llandeilo eastwards on the A40 and after the roundabout turn immediately left up the Talley road. Proceed into and through Talley village and after about a mile turn left to Llansawel. Continue through the village and up the hill and turn left in front of the chapel. The property will be found on the right hand side.

