



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

**North East Lodge
Llanarthney
Carmarthenshire
SA32 8HL**

Price **£395,000**



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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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- Charming Former Lodge Property
- Three Bedrooms
- Plot extending to just under half an acre
- Beautiful Mature and Established gardens
- Highly desirable Tywi Valley Location
- Peaceful Setting

General Description

A charming three-bedroom former lodge set within beautifully established grounds approaching half an acre, located in the desirable village of Llanarthney in the heart of the Tywi Valley. The property offers characterful accommodation together with mature gardens providing privacy and a peaceful rural setting. With generous outdoor space and excellent potential, this attractive home presents a rare opportunity to enjoy countryside living while remaining conveniently accessible to Carmarthen and the A48/M4 corridor.

EPC Rating: F38

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Llanarthney, Carmarthen, Carmarthenshire.

Property Description

Nestled within the picturesque village of Llanarthney, in the heart of the Tywi Valley, this charming three-bedroom former lodge, originally part of the historic Middleton Hall Estate and dating back to 1791, sits within beautifully established grounds of just under half an acre.

This attractive and characterful home presents a rare opportunity to acquire a property that combines privacy, space, and a tranquil rural setting, all while remaining conveniently close to local amenities.

The well-proportioned accommodation is rich in charm and original features, offering a warm and inviting atmosphere throughout. A delightful sun room provides the perfect space to relax and enjoy views over the mature gardens, while the kitchen/breakfast room offers a practical and sociable hub of the home. The elegant living room further enhances the property's appeal, showcasing period character and a welcoming ambience.

The property comprises three bedrooms, including a principal bedroom with ensuite WC, alongside a well-appointed family bathroom.

Surrounded by established gardens, the grounds provide a peaceful retreat with ample space for outdoor enjoyment, making this an ideal home for those seeking countryside living with convenience, backing onto the National Botanic Garden of Wales.

Garden room (30' 5" x 8' 0") or (9.26m x 2.44m)

With power and light. Stone slab tiled floor. Store cupboard.

Kitchen / Breakfast Room (13' 10" x 10' 10") or (4.22m x 3.30m)

With wall, base and drawer units. Ceramic sink and drainer with mixer tap. Tiled floor. Oil boiler. Plumbing for washing machine. Part tiled walls. Tongue and groove panelled ceiling. Two double glazed windows.

Lounge (16' 6" x 16' 5") or (5.02m x 5.01m)

With tiled floor, inglenook fireplace, patio doors to front. Log burner with tiled hearth. Shelving. Exposed beam. Natural stone wall. Timber mantle. Two radiators.

Inner Hall (7' 7" x 10' 4") or (2.31m x 3.16m)

With coved ceiling and access to loft space. Airing cupboard with slatted shelves. Hot water cylinder. Double glazed window.

Bathroom (5' 9" x 10' 5") or (1.76m x 3.17m)

Traditional Victorian style bathroom. Traditional radiator with heated towel rail. Low level WC, pedestal wash hand basin. Built in cupboard and shelving. Tongue and groove panelled ceiling. Panelled bath with mixer tap. Electric shower. Part tiled walls.

Llanarthney, Carmarthen, Carmarthenshire.

Bedroom 1 (9' 1" x 11' 5") or (2.76m x 3.47m)

With built in wardrobes, window and radiator.

Bedroom 2 (11' 5" x 11' 9") or (3.47m x 3.57m)

With double glazed window and radiator.

En Suite Toilet (3' 2" x 4' 10") or (0.97m x 1.48m)

Low level WC, wash hand basin and window.

Bedroom 3 (6' 9" x 8' 5") or (2.07m x 2.56m)

With double glazed window and radiator.

EXTERNALLY

The property is approached via gated and railed driveway with ample parking and turning space.

Spacious gardens with naturalised areas, in all amounting to approximately half an acre

Summerhouse/Studio

Ideal as a home office comprising:

Room 1. (9' 9" x 7' 7") or (2.98m x 2.30m)

Timber boarded flooring. Shelving. Tongue and groove panelling. Two windows.

Room 2. (9' 8" x 7' 7") or (2.94m x 2.30m)

Timber boarded flooring. Tongue and groove panelling. Shelving and two windows.

Double Garage (20' 6" x 16' 2") or (6.25m x 4.92m)

Two up and over doors. Concrete floor, power and light.

Local Authority

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

Broadband and Mobile phone

The mobile phone signal is deemed good. Please check your provider. The broadband speed is basic.

Viewing

By appointment with the selling agent.

Services

Mains electricity and mains water. Private drainage.

Tenure

Freehold

Council Tax

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Directions

Into the village of Llanarthney, turn left opposite the Emlyn Arms towards the Botanical Gardens. Carry on this road for approximately 1 mile, as your going up a steep hill you will see the property in front of you.

