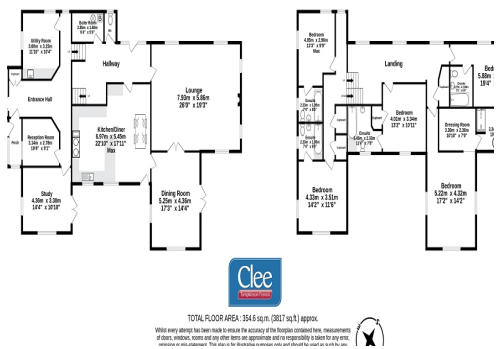




Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
12 Offices Across South Wales

Plasbach Llanarthney Carmarthen Carmarthenshire.

Price **£1,000,000**



- 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**

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 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

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

Tel: **01558 823 601**

Email: **llandeilo@ctf-uk.com**

Web: **www.ctf-uk.com**

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. Redfyre 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

Llanarthney, Carmarthen, Carmarthenshire.

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.

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.

