



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

**Glasfryn
Llansawel
Carmarthenshire
SA19 7JS**

Price **£325,000**



- Impressive six bedroom detached property
- Three en-suite bedrooms
- Exceptional potential as a substantial family home
- Spacious and versatile accommodation throughout
- Countryside views to the rear
- Quiet village location
- Integral garage and utility room
- Driveway parking

General Description

An Exceptional Six Bedroom Detached Village Residence with Flexible Family Accommodation and Beautiful Countryside Views.

Viewing highly recommended to appreciate the space and potential on offer!

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.

Llansawel, Llandeilo, Carmarthenshire.

Property Description

Occupying a peaceful position within the charming rural village of Llansawel, Glasfryn is an impressive detached residence offering exceptionally generous accommodation extending to six bedrooms, three of which benefit from en-suite shower rooms. Formerly run as a bed and breakfast, the property now presents a wonderful opportunity to create an exceptional family home, perfectly suited to modern multi-generational living or those seeking space to grow.

The property enjoys delightful countryside views to the rear, providing a picturesque backdrop to everyday life, whilst the quiet village setting offers a wonderful balance of tranquillity and community. Llansawel is a traditional Carmarthenshire village set amidst beautiful rolling countryside, ideal for those seeking a rural lifestyle whilst remaining within easy reach of nearby market towns and amenities.

Stepping inside, the accommodation is both versatile and well-proportioned. The welcoming entrance hall leads to a comfortable living room, and a spacious kitchen/breakfast room, a formal dining room. A separate playroom offers flexibility and could equally serve as a home office, snug or hobby room.

To the rear, the property enjoys attractive views across the surrounding countryside.

The first floor provides six generously sized bedrooms, with three enjoying the convenience of en-suite shower rooms, while the remaining bedrooms are served by the family bathroom. The layout lends itself perfectly to larger families, guest accommodation or those working from home.

Further practical benefits include a utility room, integral garage and ample driveway parking.

Externally, the property enjoys attractive gardens with colourful planted borders to the front, while the rear takes full advantage of the lovely rural outlook.

Double Glazed Door

Entrance Hall (11' 10" x 6' 1") or (3.60m x 1.86m)

With radiator, coved ceiling, coat hooks and stairs to first floor.

Living Room (17' 1" x 11' 10") or (5.20m x 3.60m)

With coved ceiling, double glazed window to front, electric fireplace with display unit surround and radiator.

Play Room / Reception (12' 9" x 11' 7") or (3.88m x 3.53m)

With coved ceiling, radiator, double glazed window to front, wall and base units. Walk in store cupboard with light. Door into utility room.

Kitchen / Breakfast Room (9' 3" x 13' 9") or (2.81m x 4.19m)

Tiled floor and part tiled walls. Radiator, wall, base and drawer units. Bowl and a half sink, drainer and mixer tap. Double eye level oven, Indesit Gas hob, extractor fan over, coved ceiling and breakfast bar. Double glazed window to rear, built in cupboard and radiator.

Dining Room (9' 4" x 10' 4") or (2.85m x 3.14m)

With double glazed window to rear, coved ceiling and radiator.

Utility Room (6' 10" x 12' 9") or (2.08m x 3.88m)

With work surface, appliance space and plumbing for washing machine. Tiled floor, shelving, coved ceiling, double glazed window and door to rear.

Inner Hall

With tiled floor and coat hooks.

Cloak Room (4' 6" x 5' 5") or (1.37m x 1.66m)

Tiled floor and part tiled walls. Low level WC, wash hand basin and window to utility.

Boiler Room (8' 5" x 9' 5") or (2.56m x 2.86m)

With concrete floor, power and light. Worcester oil boiler and double glazed window to side.

Integral Garage (16' 10" x 9' 5") or (5.13m x 2.88m)

With up and over door, double glazed window, strip light, concrete floor, power and light.

First Floor

Landing

Double glazed window to rear, storage cupboard with slatted shelves, access to loft space and coved ceiling.

Bedroom 1 (9' 9" x 10' 0") or (2.98m x 3.06m)

With double glazed window, radiator and built in storage with shelving.

Bedroom 2 (13' 1" x 13' 4") or (3.98m x 4.06m)

Double glazed window, radiator, built in storage with double doors and coved ceiling.

Llansawel, Llandeilo, Carmarthenshire.

Bathroom (5' 7" x 7' 1") or (1.70m x 2.15m)

With tiled floor and walls. Heated towel rail, double glazed window, coved ceiling, built in vanity with wash hand basin and WC. Panelled bath, down lights and extractor.

Bedroom 3 (8' 10" x 9' 11") or (2.70m x 3.02m)

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

Inner Hall

Storage cupboard with double doors and slatted shelves. Coved ceiling and access to loft space.

Bedroom 4 (10' 0" x 11' 9") or (3.05m x 3.59m)

With radiator, double glazed window and coved ceiling.

En Suite Shower (2' 7" x 6' 8") or (0.78m x 2.02m)

Low level WC, wash hand basin, tiled floor and walls. Shower enclosure with folding door and Triton electric shower, coved ceiling, down lights, heated towel rail, shaving point and extractor fan.

Bedroom 5 (14' 9" Max x 9' 8" Min) or (4.49m Max x 2.94m Min)

With coved ceiling, double glazed window and radiator.

En Suite Shower (2' 7" x 7' 8") or (0.80m x 2.33m)

With tiled floor and walls. Shower enclosure with folding door and Triton electric shower. Down lights, extractor fan, heated towel rail and shaver point.

Bedroom 6 (9' 11" x 12' 8") or (3.01m x 3.86m)

With double glazed window, radiator, coved ceiling and walk in wardrobe.

En-Suite Shower Room (4' 2" x 6' 7") or (1.28m x 2.00m)

Part tiled walls, wash hand basin and low level WC. Double glazed window, heated towel rail, extractor fan, shower enclosure with Triton electric shower and coved ceiling.

EXTERNALLY

The property benefits from a generous front garden featuring a tarmac driveway providing ample off-road parking, alongside a well-maintained lawn and attractive raised flower beds.

To the rear, the garden offer a productive vegetable plot, currently home to leeks, onions, runner beans and rhubarb, as well as two greenhouses, making it ideal for keen gardeners.

Additional external features include lawned area, side access, an oil tank, an outside tap and exterior lighting. The garden also enjoys pleasant open views across neighbouring farmland, creating a peaceful rural outlook.

Lean To (3' 9" x 12' 10") or (1.15m x 3.92m)

Concrete floor, two double glazed windows, power and shelving.

Workshop (15' 6" x 8' 6") or (4.72m x 2.58m)

With concrete floor, power and light.

Store/Workshop (11' 5" x 8' 0") or (3.49m x 2.44m)

Concrete floor, power and light.

Broadband and Mobile phone

The mobile signal is good in this area. Please check with your provider. There is ultrafast broadband available.

Local Authority

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

Viewing Arrangements

By appointment with the selling agent.

Services

Mains electricity, mains water, mains drainage, oil central heating

Tenure

Freehold

Directions

From Llandeilo take the B4302 to Talley and proceed through the village, continue for approximately 1.5 miles turning left onto the Llansawel Road. On entering the village of Llansawel proceed over the bridge and turn right passing the Angel Public House on the right. Continue on this road and the property will be on the right hand side.

