



Erw Hen, Pumpsaint, Llanwrda,
Carmarthenshire, SA19 8YP.



- * A Substantial Detached Farm House *
- * 4 Reception Rooms, Kitchen/Diner and Utility To Ground Floor *
- * 4 Bedrooms, Shower Room and Bathroom To First Floor *
- * Set Within Approximately 2.5 Acres of Land *
- * Detached Wood Store and Garage *
- * Potential For Multigenerational Living *
- * Located In A Secluded Area With Fine Views*

GUIDE PRICE £650,000

Description Erw Hen is a charming four bedroom property situated in a peaceful rural setting near Pumpsaint, with convenient access to the nearby towns of Llandovery and Lampeter. This delightful secluded home offers well-proportioned accommodation, including four inviting reception rooms to the ground floor, utility and a spacious kitchen/diner. With staircase leading to first floor comprises; 4 bedrooms, shower room and bathroom. This family home could also be utilised for multigenerational living or could be solely used as a substantial family home.

Set within approximately 2.5 acres of land, the house sits comfortably within its own grounds, offering privacy, space and excellent potential for a range of lifestyle uses. The property benefits from a detached wood store and garage, providing useful storage and adding to the practical appeal of this rural home.

The property enjoys a tranquil and picturesque setting, perfect for those seeking a quieter lifestyle surrounded by nature. The area is almost entirely agricultural or forestry based and is particularly well endowed with wildlife. It is ideal for bird watching, walking and other country pursuits, offering a wonderful opportunity to enjoy the natural beauty of the surrounding landscape.

The market town of Llandovery offers comprehensive shopping facilities including public houses/restaurants, cafes, post office, ice cream parlour, patisserie, cottage hospital, doctors surgery, swimming pool and supermarket just on the outskirts of town with junior school and Llandovery College in the private sector.

The main residence comprises as follows:

Side Entrance Porch 6' 11 x 6' 11 with quarry tiled floor.

Kitchen/Diner 26' 09 x 16' 11 with floor and eye level drawers and cupboards. Granite worktop. Stainless steel sink and drainer. Impressive island with storage beneath and granite worktop. New Everhot electric range with 4 ovens and hotplates above. Integrated fridge. Recess lighting. Triple aspect windows. Quarry tiled floor. Part tiled walls. Plumbing for dishwasher. 2 radiators. Telephone point.

Entrance Hall 15' 04 x 13' 10 with stairs to first floor. Under stairs cupboard. Exposed beams. Radiator. Door to front.

Utility Room 15' 09 x 6' 11 with Worcester oil fired boiler. Panelled ceiling. Dual aspect windows. Quarry tiled floor. Storage cupboards. Plumbing for washing machine.

Living Room 16' 0 max x 15' 04 (Measurements include chimney breast.) Solid fuel log burner in brick surround with tiled hearth and mantle over. Dual aspect windows. Exposed beams. 2 radiators.

Reception Room 15' 10 x 10' 0 with fireplace and tiled hearth and mantle over. Alcove shelving to each side. Radiator. TV point.

Additional Sitting Room 25' 11 max x 17' 01 (Measurements include storage cupboard) With solid fuel log burner in tiled surround. Exposed beams. Storage cupboard. 2 radiators. Door to front.

Additional Living Space 23' 06 x 18' 07 a superb space formerly used as a pottery studio but can be utilised in anyway. With a range of floor level drawers and cupboards. Stainless steel sink and drainer. Log and coal burner on quarry tiled floor. Coal store shoot. Recess lighting. Extractor fan. Access hatch to roof space. Dual aspect windows. 2 radiators. Door to front.

First Floor

Landing

Bedroom 1 15' 04 x 12' 0 max. With built in cupboards and shelving. Dual aspect windows. Access hatch to roof space. Recess lighting. Radiator.

Bathroom 10' 06 x 8' 06 with low level WC and pedestal wash hand basin. Panelled bath with shower attachment. Panelled ceiling. Radiator.

Bedroom 2 11' 05 x 8' 10 max. With built in cupboards and shelving. Part panelled walls. Recess lighting. Radiator.

Rear Landing with storage cupboards.

Shower Room 10' 04 x 6' 09 with low level WC, shower cubicle with Mira electric shower and pedestal wash hand basin. Part tiled walls. Radiator.

Bedroom 3 10' 04 x 9' 07 with built in cupboards and shelving. Access hatch to roof space. Radiator.

Bedroom 4 16' 11 x 10' 03 with storage cupboards. Triple aspect. Radiator.

Externally The property is approached just off a minor country road via a gated entrance leading to the property. The property is set within approximately 2.5 acres of gardens and paddock with pond as can be seen by the attached plan. To the side of the property is a useful stone and block (40' x 16') barn log shed and garage with power and light housing borehole apparatus. PVC double glazed windows and doors with fascia boards requiring no painting. Separate PVC oil tank for central heating.

Services With private drainage. Mains electricity. Oil Fired Central Heating.

Local Authority Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Broadband and Mobile Phone Broadband is available in the vicinity and the mobile phone signal in the area is deemed basic. Broadband and telephone points (disconnected).

Viewing Strictly by appointment please through the selling agents Messrs Clew Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

VIEWING: CONTACT THE AGENTS: Llandovery Office
Tel: 01550 720 440 E-Mail: llandover@ctf-uk.com Web Site: www.ctf-uk.com

Property Misdescriptions Act 1991

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

Professional Services

Our 14 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

MORTGAGE SERVICES - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices

