



**12 Heol Myrddin
Ffairfach
Llandeilo
Carmarthenshire
SA19 6PD**

Price Guide £265,000



- Two-bedroom semi-detached home in sought-after location
- Spacious and well-proportioned accommodation throughout
- Large, versatile attic room ideal for office, hobbies or guest use
- Exceptional semi-detached outbuilding/workshop – a true standout feature
- Impressively large garage space, far exceeding typical expectations
- Ideal for tradespeople, car enthusiasts or business use (subject to planning)
- Close to local amenities, schools and transport links

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

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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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General Description

A fantastic opportunity to acquire this deceptively spacious two-bedroom semi-detached home, further enhanced by a generous attic room and an exceptional outbuilding that truly sets the property apart. Offering a blend of comfortable living space and exciting potential, this home will appeal to a wide range of buyers, from first-time purchasers to those seeking a property with flexibility for home working or business use (subject to any necessary consents).

EPC Rating: D55

Heol Myrddin, Ffairfach, Llandeilo, Carmarthenshire.

Property Description

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The accommodation is well laid out, beginning with a welcoming entrance hallway that leads into a bright and spacious lounge. The kitchen/dining area is well-appointed, providing ample storage and workspace, and serves as a practical and sociable hub of the home.

To the first floor are two generously sized bedrooms along with a family bathroom. The property is further complemented by a spacious attic room, offering excellent versatility and lending itself perfectly to use as a home office, hobby room, or occasional guest accommodation.

Externally, the property boasts what is undoubtedly its most impressive feature: a substantial semi-detached outbuilding that was formerly used as a garage/workshop. This is far more than a standard outbuilding—it is an exceptionally large and highly adaptable space that immediately presents a wealth of possibilities. With its impressive scale, it is ideally suited to a variety of uses including workshop space, storage, studio use, or even business operations, subject to the necessary planning permissions.

The sheer size of this workshop makes it a rare find, particularly for those in need of significant working space or looking to combine residential living with commercial or creative pursuits. Its layout and presence offer enormous scope for further development or reconfiguration, making it a standout feature that significantly enhances the overall appeal and potential of the property.

Situated within the sought-after market town of Llandeilo, the property benefits from a range of local amenities, independent shops, schools, and convenient transport links, all while being surrounded by the beautiful Carmarthenshire countryside.

Early viewing is highly recommended to fully appreciate the space, flexibility, and unique opportunity this property provides, especially the

remarkable workshop which truly elevates it beyond the ordinary.

Entrance Canopy

Double Glazed Door to:

Hall

With radiator, open balustrade staircase to first floor, window with coloured glass to front and understairs cupboard.

Lounge (13' 4" x 11' 5") or (4.07m x 3.49m)

(into bay). With double glazed bay window to front, picture rail, laminate floor, radiator and feature fireplace with gas fire and TV point.

Kitchen/Dining Room (16' 10" x 13' 4") or (5.12m x 4.06m)

With a range of wall and base units, plate rack, fitted worktops, 4 ring gas hob and electric oven with extractor hood above. Stainless steel sink unit with mixer tap, plumbing for dish washer, tiled floor, part tiled walls and radiator. Feature fireplace with cast fireplace and decorative tiles. Meter cupboard. Built in dresser area with cupboards and shelves. 2 windows.

Conservatory (12' 7" x 9' 9") or (3.83m x 2.98m)

2 roof lights, tiled floor, radiator, wall lights and double glazed windows and patio doors.

Shower Room (7' 7" x 4' 8") or (2.32m x 1.42m)

With pedestal wash hand basin and low level wc. Incorporating a shower enclosure with double glazed window, fully tiled walls and folding door. Extractor fan, towel rail and built in cupboard with gas central heating boiler, plumbing for washing machine, light and shelves.

First Floor

Landing with window to side and radiator.

Bedroom 1 (11' 7" x 11' 8" Max) or (3.54m x 3.55m Max)

With radiator, double glazed window and timber surround fireplace with cast insert. Airing Cupboard with slatted shelves.

Bedroom 2 (15' 0" x 9' 7") or (4.57m x 2.93m)

(into bay). Built in wardrobes, double glazed bay window, TV point, feature surround fireplace with cast insert, picture rail and radiator.

Heol Myrddin, Ffairfach, Llandeilo, Carmarthenshire.

Bathroom (6' 0" x 5' 9") or (1.84m x 1.76m)

With panelled bath with over bath Bristan shower unit, low level wc and pedestal wash hand basin. Double glazed window, heated towel rail, fully tiled walls and pull switch.

Inner Landing (6' 10" x 7' 1") or (2.08m x 2.15m)

(a former bedroom) With stairs to attic room, double glazed window and picture rail.

Attic Room (12' 9" x 12' 10") or (3.89m x 3.91m)

(restricted headroom) With roof lights with views towards Llandeilo town. 3 eaves storage cupboards, beams, TV point and laminate floor.

EXTERNALLY

The property is approached via a side tarmac gated driveway to a parking and turning area.

Outside tap.

To the front is a walled forecourt parking area.

To the rear of the property is an attractive patio and lawned garden area. Store Shed.

Outbuilding

A semi detached brick built building with corrugated roof, a former butter factory converted to a garage and workshop area with entertainment and games room above. Comprising:

Workshop/Garage (90' 10" x 27' 7" Max) or (27.68m x 8.40m Max)

With 3 phase electric and concrete floor. Roller up and over door and pedestrian door to the rear garden. Incorporating:

Store Area (11' 3" x 8' 3") or (3.42m x 2.52m)

including a toilet and wash hand basin.

Store Area 2 (16' 3" x 18' 10") or (4.95m x 5.75m)

Concrete floor, power and light.

Store Area 3 (11' 9" x 7' 3") or (3.58m x 2.21m)

Light and power. Concrete floor.

Hall area

With stairs to first floor. Pedestrian door to front.

Entertainment Room/Gym/Reception (22' 2" x 15' 1") or (6.76m x 4.59m)

Insulated and timber panelled. Electric heater and 2 windows to front.

Games Room (68' 6" x 154' 2") or (20.89m x 47.0m)

2 windows, light and power.

Local Authority

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

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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Directions

From our office continue over the bridge into Ffairfach. At the mini roundabout turn right onto the A476 and the property will be found on the right hand side.

