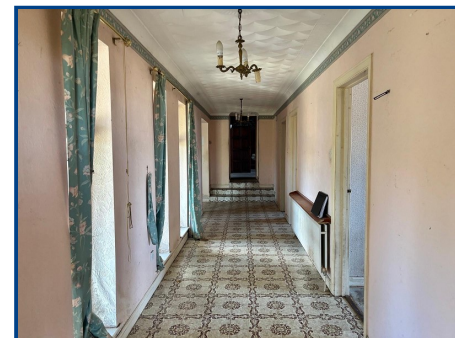




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Pennsylvania
Ffairfach
Llandeilo
Carmarthenshire. SA19 6PH**

Price Guide **£370,000**



- A Property with Huge Potential
- Elevated Position With Views
- 13.26 Acres of Fields & Woodland
- Two Paddocks with Stable
- Private Location
- Convenient To Llandeilo Town
- EPC: E46

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

Important notice

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Professional Services

Our 14 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.

General Description

A unique smallholding with amazing potential. Privately located but just two miles from the town of Llandeilo.

Tel: **01558 823 601**

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

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

Ffairfach, Llandeilo, Carmarthenshire.

Property Description

Unique detached country property standing in an elevated location with views over countryside towards Llandeilo town.

The property, which has split level accommodation over a single storey, stands within grounds of over 13 acres of fields and woodland including two paddocks and a stable.

The property requires works of improvement, modernisation and repair but offers individual accommodation including a dramatic dining hall with full height ceiling and stone chimney breast. Externally is a wrap around verandah with stone arches designed to take in the panoramic views.

The property is constructed of rendered elevations under a tiled roof and is mainly double glazed with oil central heating.

The accommodation briefly comprises kitchen, utility room, boiler room, dining hall, main entrance hallway, bathroom, 3 bedrooms and lounge.

Externally is the verandah, walled and gated entrance to a tarmac parking area, lawn, garage with dog kennel and run behind, loose box and pony paddock. The property enjoys a private rural location however it is only two miles to Llandeilo town with its range of shops, schools and places of recreation.

Ffairfach village lies even closer with its secondary and primary schools, public houses and station on the heart of Wales railway line.

Steps To:

Steps lead up from the parking area to verandah.

Entrance

Kitchen (16' 11" x 7' 4") or (5.15m x 2.23m)

A range of base and wall units, granite work surfaces, integrated 4 ring cooking hob with extractor over, Hotpoint double oven, ceramic double bowl 'butlers' style sink, ceramic tiled floor, part tiled walls, upvc door and window, spot lighting and steps up to;

Utility Room (9' 5" x 6' 10") or (2.87m x 2.08m)

Ceramic tiled floor, base units, work surfaces and upvc double glazing.

Boiler Room (8' 5" x 6' 9") or (2.56m x 2.06m)

Oil fired central heating boiler, tiled floor, upvc rear door and window, airing cupboard and plumbing for automatic washing machine.

Dining Room (23' 0" x 16' 2") or (7.02m x 4.93m)

This dramatic room has a full ceiling height with timbers plus a full height natural stone chimney breast with large ingle nook style fireplace containing a wood burning stove (not tested). Full height windows, 2 radiators and wall lights.

Hallway

Ceramic tiled floor, timber panelled door, timber double glazed windows, 2 radiators and wall lights.

Bathroom (9' 8" x 7' 5") or (2.94m x 2.27m)

Coloured suite comprising panelled bath, low level WC, pedestal wash hand basin and shower in separate cubicle. Tiled walls and floor, upvc double glazing and radiator.

Bedroom 3 (13' 1" x 9' 1") or (4.0m x 2.76m)

Built in wardrobe, radiator, upvc double glazing, access to roof space and coving.

Bedroom 2 (13' 1" x 9' 4") or (4.0m x 2.85m)

Built in wardrobe, radiator, upvc double glazing and coving.

Bedroom 1 (13' 1" x 11' 0") or (4.0m x 3.35m)

Built in wardrobes, radiator, upvc double glazing and coving.

Lounge (19' 10" x 14' 11") or (6.04m x 4.55m)

Radiator, coving, upvc double glazed patio doors to veranda and window, brick fireplace with side shelving. Wall lights.

EXTERNALLY

Gated access leads to tarmac parking and turning area. Steps up to wrap around verandah with patio at the rear with ramp. Side lawn.

Garage with up and over door, rear dog kennel and run.

WOODLAND Standing a short distance from the property, down the access road, is an area of about 7 acres of mature and semi mature woodland of mainly hardwood trees.

This woodland is ideal for those interested in wildlife and conservation.

Paddock and Stable. (12' 0" x 12' 0") or (3.66m x 3.66m)

Pony paddock with detached loose box of block construction, stable door, light and UPVC windows.

The Land

IN ALL THE LAND AMOUNTS TO JUST OVER 13 ACRES OR THEREABOUTS.

Broadband and Mobile phone

The mobile and broadband signal is standard. Please check with your mobile provider.

Agents Note

A third party right of way exists for the neighbouring property to access their woodland.

There is a public footpath from the bottom of the drive up through Pennsylvania.

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. Private drainage.

Tenure

Freehold

Directions

To find the property proceed from Llandeilo across the Towy bridge into Ffairfach. Cross over the traffic lights and then the railway. Turn left immediately before Cae Glas care home. Continue on this country lane until you see a stone farmhouse in front of you. Bear right and pass around the back of this property and continue up to woodland. Continue to the end of the road to Pennsylvania.

