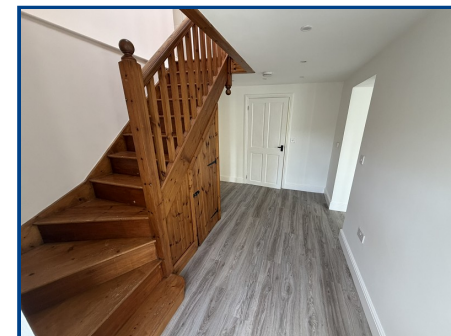




**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**The Cottage**  
**Cefncethin**  
**Ffairfach**  
**Llandeilo**  
**Carmarthenshire. SA19 6PY**

Price **£349,950**



- Charming detached two bedroom barn conversion
- Two generous double bedrooms
- Both bedrooms with en suite facilities
- Excellent room proportions throughout
- Paved Forecourt and Patio Area
- Rural location without isolation
- Approximately 2 miles from Llandeilo

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

**EPC Rating: D63**

**General Description**

This charming two-bedroom, two-bathroom barn conversion with attached garage forms part of an exclusive rural courtyard development in a peaceful yet accessible location, just two miles from the popular market town of Llandeilo. Enjoying stunning far-reaching countryside views, the property offers spacious and well-proportioned accommodation, combining the character and charm of a traditional barn conversion with modern comfort.

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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](mailto:surveys@ctf-uk.com).

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Tel: **01558 823 601**

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

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

## Cottage, Ffairfach, Llandeilo, Carmarthenshire.

### Property Description

Charming Two-Bedroom Barn Conversion with Stunning Countryside Views.

The Cottage is an attractive and beautifully proportioned stone barn conversion occupying a delightful position within an exclusive courtyard development of converted farm buildings. Enjoying a peaceful rural setting whilst remaining conveniently accessible, the property lies just two miles from the sought-after market town of Llandeilo and its excellent range of shops, restaurants, schools and everyday amenities.

Offering character, space and charm in equal measure, the accommodation has been thoughtfully converted to create a welcoming home with generous room proportions throughout. The property enjoys breathtaking views across the surrounding Carmarthenshire countryside towards the Black Mountains and Bannau Brycheiniog National Park, providing an ever-changing backdrop throughout the seasons.

The accommodation briefly comprises an entrance hall, spacious modern kitchen/dining room, comfortable living room with French doors opening onto the garden and taking full advantage of the views, together with a ground floor cloakroom/WC. To the first floor are two substantial double bedrooms, both benefiting from their own en suite facilities, together with a spacious landing area offering potential for a study or reading space. Under floor heating to the ground floor and radiators at first floor. Externally, The Cottage enjoys private driveway parking, an attached garage and useful store room. The gardens comprise patio and decked seating areas together with lawned sections, all designed to maximise enjoyment of the exceptional outlook.

The property occupies a desirable position that successfully combines the appeal of country living with convenience. Rural in character yet not isolated, the attractive courtyard setting provides a sense of community whilst retaining privacy and tranquillity.

### Entrance Hall (12' 0" x 9' 0") or (3.66m x 2.74m)

With timber and double glazed door, stairs to first floor and under stairs cupboard. Down lights and coat hooks.

### Cloak Room (9' 6" x 5' 6") or (2.90m x 1.68m)

With low level WC, pedestal wash hand basin, Worcester oil boiler, down lights and double glazed window.

### Kitchen/ dining room (17' 5" x 17' 0") or (5.31m x 5.18m)

With wall, base and drawer units. Plumbing for washing machine and dishwasher. Integrated oven with ceramic hob and extractor fan over. Down lights and two double glazed windows.

### Lounge (20' 0" x 17' 7") or (6.10m x 5.36m)

Steps down. Double glazed windows and door with views over the surrounding countryside. Oak flooring, down lights, shelving, TV and telephone point.

### First Floor (17' 6" x 9' 8") or (5.33m x 2.95m)

Landing area with double glazed skylight, radiator and steps down into Bedroom 1.

### Bedroom 1 (16' 5" x 12' 8") or (5.0m x 3.86m)

Boarded floor, double glazed sash window and double glazed sky light. Radiator.

### En Suite

With low level WC, wash hand basin and panelled bath with shower over. Boarded floor, down lights and extractor fan. Heated towel rail.

### Bedroom 2 (16' 10" x 11' 8") or (5.13m x 3.56m)

Boarded floor, radiator and two double glazed sky lights.

### En-Suite Shower Room

Shower enclosure with mains shower, low level WC, heated towel rail and pedestal wash hand basin.

## Cottage, Ffairfach, Llandeilo, Carmarthenshire.

### EXTERNALLY

In a courtyard setting with parking area, paved patio, raised timber decked area. Outside light and tap. Oil tank.

### Garage (14' 6" x 14' 5") or (4.41m x 4.39m)

With double timber doors, power and light. Bore hole water supply with UV filter system and pressurised water cylinder.

### Store Room (17' 9" x 14' 7") or (5.41m x 4.44m)

With double timber doors, power and light.

### Local Authorities

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

### Broadband and Mobile phone

We understand that broadband and mobile services are available in the area, although prospective purchasers should make their own enquiries regarding availability and speeds. Mobile signal strength and broadband performance can vary depending on provider and exact location.

### Viewing

Strictly by appointment.

### Agents Note

Shared driveway and shared septic tank.

### Services

Mains electricity,. Private water supply via borehole and sewerage is a septic tank.

### Tenure

Freehold

### Council Tax

E

### Directions

From Llandeilo take the A483 through Ffairfach. At the mini roundabout continue straight ahead towards Ammanford and on the outskirts of Ffairfach turn left up Maerdy Hill. Proceed to the cross roads and turn left (not through the stone pillars), proceed for approximately a quarter of a mile and turn right onto the tarmac lane.

