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.




## Pentre Parr Lodge
## Bethlehem
## Llandeilo
## Carmarthenshire SA19 6YA

Price **£415,999**

- Beautiful detached character Lodge
- Detached garage and ample off-road parking
- Three bedrooms with versatile accommodation
- Two first floor bedrooms and family bathroom
- Ground floor bedroom and contemporary wet room
- Delightful sun room overlooking the gardens
- Stunning arched windows and traditional radiators
- Sympathetically modernised throughout

## General Description

**EPC Rating: E48**

A Beautifully Restored Country Lodge of Exceptional Character and Far-Reaching Rural Views. Nestled in the picturesque countryside, Pentre Parr Lodge is a truly enchanting detached three-bedroom residence that effortlessly blends timeless character with sympathetic modernisation. Occupying a delightful position with stunning views across the surrounding Carmarthenshire countryside just over 2 miles from Llandeilo, this charming home offers versatile accommodation, beautiful period features and a wonderful lifestyle opportunity.

# Bethlehem, Llandeilo, Carmarthenshire.

## Property Description

Nestled in the picturesque countryside, Pentre Parr Lodge is a truly enchanting detached three-bedroom residence that effortlessly blends timeless character with sympathetic modernisation. Occupying a delightful position with stunning views across the surrounding Carmarthenshire countryside, this charming home offers versatile accommodation, beautiful period features and a wonderful lifestyle opportunity.

From the moment you arrive, the lodge exudes warmth and charm. The property has been lovingly enhanced, retaining its original character whilst incorporating tasteful contemporary improvements throughout.

The ground floor comprises a welcoming entrance hall leading to a cosy living room where an attractive log-burning stove creates a wonderful focal point, complemented by traditional cast-iron style radiators and an abundance of natural light. Beautiful arched windows enhance the home's unique architectural character, framing the surrounding countryside perfectly.

The well-appointed kitchen offers a practical yet stylish space for everyday living and entertaining, while the delightful sun room provides the perfect place to relax throughout the seasons, enjoying uninterrupted views over the garden and beyond.

A ground floor bedroom offers excellent versatility, whether used as a principal bedroom, guest suite, home office or additional reception room. Completing the ground floor is a contemporary wet room, adding further flexibility and convenience.

To the first floor are two further well-proportioned double bedrooms together with a family bathroom, creating comfortable accommodation for family and guests alike.

Externally, the property continues to impress. The generous gardens with attractive seating areas, offering ample space for outdoor entertaining, gardening or simply enjoying the peaceful surroundings. The position provides breathtaking views over the rolling Carmarthenshire landscape, creating a truly idyllic setting.

A detached garage provides excellent storage/ workshop potential or home office, whilst the driveway offers ample off-road parking.

### Original Arched Front Door

### Entrance Hall (7' 7" x 3' 7") or (2.30m x 1.09m)

With quarry tiled floor, radiator and coat hooks.

### Sitting Room (19' 9" x 19' 10" Max) or (6.03m x 6.04m Max)

L Shape. Narrowing to 2.32.
With two radiators, tiled floor, inglenook fireplace with wood burning stove and slate tiled hearth. Three windows, TV point and open stairs to first floor.

### Bedroom / Reception room (13' 1" x 7' 10") or (3.99m x 2.39m)

With radiator, window, hand made built in cupboard with hanging rail and tiled floor.

### Kitchen/Breakfast Room (17' 8" Max x 16' 8" Max) or (5.38m Max x 5.08m Max)

L shape. Narrowing to 3.73.
Hand made oak units with granite work tops, electric Aga with double oven, four ring ceramic hob and Belfast double sink with mixer tap. Four windows, plumbing for dishwasher, down lights and extractor fan.

### Inner Hall (5' 3" x 3' 11") or (1.59m x 1.19m)

Tiled floor, coat hooks and down lights.

### Wet Room (7' 5" x 6' 3") or (2.25m x 1.90m)

With tiled floor and walls. Down lights, window, low level WC, pedestal with circular bowl, mains shower and shaver point.

### Sun Room (11' 6" x 8' 8") or (3.51m x 2.65m)

Tiled floor, under floor heating and french door out into garden.

### First Floor

### Landing

With boarded floor, double glazed sky light and hand made built in storage cupboard with hanging rail.

# Bethlehem, Llandeilo, Carmarthenshire.

### Bedroom (17' 10" x 13' 0") or (5.44m x 3.97m)

With two double glazed sky lights, window and radiator. Two hand made storage cupboards with hanging rails.

### Bedroom (18' 10" x 9' 10") or (5.73m x 2.99m)

With restricted head room.
Radiator, window, TV and telephone point. Boarded floor.

### EXTERNALLY

Externally, the property benefits from a generous gravelled driveway providing ample off-road parking and access to a detached garage. The gardens are mainly laid to lawn and complemented by paved patio seating areas, perfect for outdoor entertaining.

A delightful side garden enjoys attractive open countryside views, while mature trees and stone wall boundaries enhance the privacy and charm of this idyllic rural setting.

An external oil tank serves the oil-fired central heating system.

### Detached Garage/ Workshop and Utility (17' 3" x 8' 6") or (5.25m x 2.60m)

With oil central heating boiler.
Radiator, five windows, plumbing for washing machine, appliance space and work surface over. Access to loft space, double doors to front and side door.

### Viewing Arrangements

Strictly by appointment only.

### Broadband and Mobile phone

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

### Local Authority

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

### Services

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

### Tenure

Freehold

### Directions

From Llandeilo continue over the bridge into Ffairfach. At the traffic lights, turn left passing the primary school on the left and under the railway bridge. Continue along this road for a short distance passing the right hand turn for Gwynfe and the property will be found on the right hand side.