



**Nimal House, Pantllyn, Llandybie, Ammanford, SA18 3JU**

**Offers in the region of £650,000**

Delightful smallholding set within a generous 6.57 acres of land  
Extended detached house with superb far reaching views  
Garden room with pre-application in for conversion to a separate dwelling  
Stables and wood store/tractor shed  
Driveway and parking for several cars  
Good size gardens  
Viewing highly recommended to appreciate what this property has to offer

## Location

Set within the hamlet of Pantllyn only 2 miles from the popular village of Llandybie with its range of shopping, schooling and train station. 5 miles from the market town of Llandeilo and 4 miles from Ammanford both with a wider range of amenities, The M4 motorway is approximately 7.6 miles distant at Junction 49.

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

6'11" x 9'9" (2.13 x 2.98)



with tiled floor, vertical radiator, coat hooks and uPVC double glazed window to rear.

## Sitting Room

12'11" x 17'10" min (3.96 x 5.45 min)



with stairs to first floor, Karndean flooring, 2 radiators, downlights, exposed stone wall and uPVC double glazed doors to side and window to front.

## First Floor

## Bedroom

18'8" x 13'7" (5.7 x 4.15)



with Karndean floor, 2 radiators, exposed beams and uPVC double glazed window to rear and Fakro roof window.

## Shower Room

6'4" x 8'5" (1.95 x 2.57)



with low level flush WC vanity wash hand basin with drawers under, walk in shower with mains shower, part tiled walls, tiled floor, extractor fan, heated towel rail and radiator and uPVC double glazed window to side and roof window to rear.

## Kitchen

11'3" x 20'9" (3.44 x 6.33)



with range of fitted base units, Belfast sink unit with mixer taps, Central Island with

Granite Surface, Electric Everest Cooker, plumbing for automatic washing machine, wood burner, saucepan rack, dresser, plate rack, butchers block, French oak floor, radiator and uPVC double glazed window to front and side. Opening to

### Conservatory

13'10" x 15'1" (4.23 x 4.61)



with radiator, tiled floor and uPVC double glazed windows and French doors to side.

### Lounge

13'10" x 19'10" (4.23 x 6.07)



with open tread oak stairs to first floor, Log burner, French oak floor, 2 wall lights, downlights, radiator, exposed stone walls, and uPVC double glazed window to front.

### First Floor

### Landing

### Bedroom

11'9" x 12'11" (3.6 x 3.94)



with radiator, exposed floor boards, exposed stone wall and uPVC double glazed window to rear.

### En Suite Bathroom

11'7" x 7'7" (3.55 x 2.32)



with low level flush WC, pedestal wash hand basin, slipper bath with shower attachment taps, tiled floor, part tiled walls, radiator, heated towel rail, airing cupboard with high pressure hot water cylinder, extractor fan and uPVC double glazed window to rear.

## Bedroom

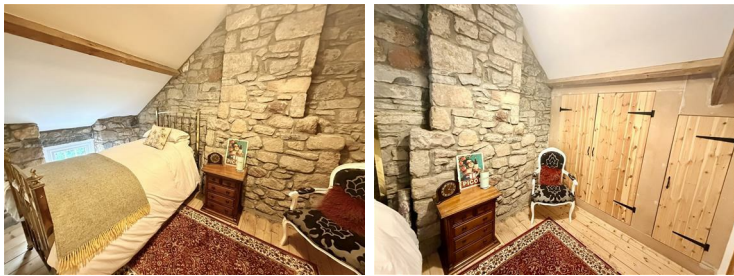
11'9" x 12'11" (3.6 x 3.94)



with exposed floorboards, exposed stone walls, radiator and uPVC double glazed window to front.

## Bedroom

12'1" to robes x 7'10" max (3.69 to robes x 2.39 max)



with built in wardrobes, exposed floorboards, exposed stone walls, radiator and uPVC double glazed window to front.

## Outside

Small enclosed garden to the front. Good size garden to the side, laid mainly to lawn with mature flowers and shrubs, glass house. Outside tap. Large concrete seating area overlooking the land with superb far reaching views.

## Garden Room

## Lounge

14'11" x 21'7" (4.56 x 6.58)



with vaulted ceiling, radiator, log burner/hob, uPVC double glazed window to front and rear, French doors to rear and uPVC double glazed stable door to side.

## Wet Room

8'3" x 4'8" (2.52 x 1.43)



with low level flush WC, wash hand basin, level access shower with mains shower, heated towel rail and uPVC double glazed windows to side and rear.

## Stable Block

24'11" x 21'8" (7.62 x 6.61)

with 2 loose boxes and walk way.

## Wood Store/Tractor Shed

11'10" x 24'10" (3.62 x 7.59)

## Directions

Leave Ammanford on College Street and travel for approximately 2 miles through the village of Llandybie and as you are leaving the village bear left towards Pentregwenlais. Travel through

Pentregwenlais then turn right towards Milo. When you see the house in the middle of the road turn left for Pantllyn. Proceed round the bend and up the hill and the property will be found on the right hand side, identified by our For Sale board.

### **Material Information**

#### UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broad Band Speed

Mobile coverage:

#### ISSUES WITH POTENTIAL IMPACT:

Flood Risk:

Rights and Easements:

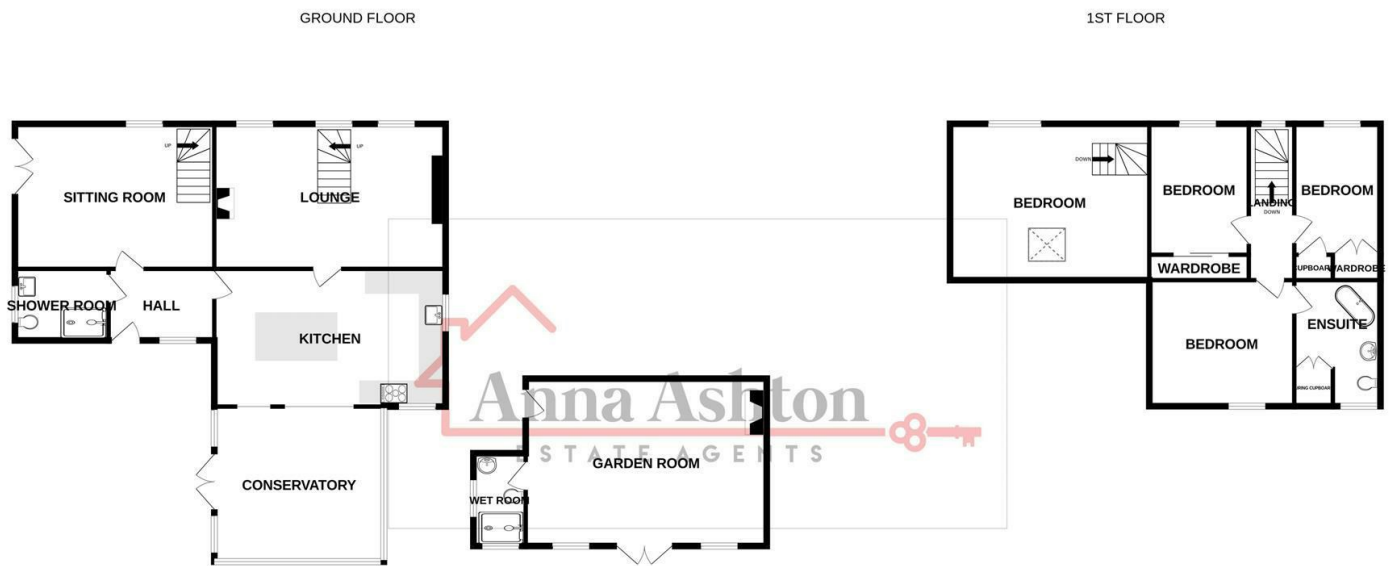
Restrictions:

### **Council Tax**

Band E

### **NOTE**

All internal photographs are taken with a wide angle lens.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:  
 We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.