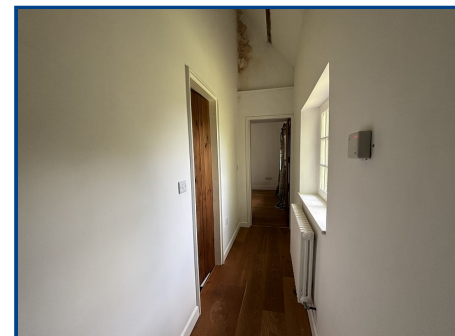




**West Lodge
Golden Grove
Carmarthen
Carmarthenshire
SA32 8LS**

Price Guide £385,000



- Grade II listed former estate lodge
- Single-storey accommodation
- Flexible layout with 2/3 bedrooms
- Two reception rooms (one with adjoining shower room)
- Approximately 4.5 acres of amenity land
- Adjacent to Golden Grove Estate

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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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.

General Description

A Grade II listed lodge set with approximately 4.5 acres of amenity land, positioned adjacent to the historic Golden Grove Estate.

West Lodge is a distinctive period property, originally constructed as a gate lodge to the renowned Golden Grove Estate. The property presents an opportunity to acquire a home of architectural and historical interest, set within a scenic rural setting.

Golden Grove, Carmarthen, Carmarthenshire.

Property Description

West Lodge is a distinctive period property, originally constructed as a gate lodge to the renowned Golden Grove Estate. The property presents an opportunity to acquire a home of architectural and historical interest, set within a scenic rural setting.

The accommodation is arranged over a single storey and offers a flexible layout suited to a variety of needs.

The property is entered via an entrance hall with two reception rooms, one of which may be utilised as an additional bedroom, benefitting from an adjoining shower room, making it particularly suitable for guest accommodation. There is a fitted kitchen and to the rear of the property there are two double bedrooms, both enjoying views over the surrounding land. A family bathroom serves these rooms.

West Lodge is set within grounds adjoining the property extending to approximately 4.5 acres, predominantly naturalised and offering an attractive environment for those with an interest in wildlife and the outdoors.

The property adjoins the historic Golden Grove Park and Estate, an area noted for its parkland and heritage. Located in Golden Grove, Carmarthenshire, the property enjoys a rural position while remaining within reach of nearby villages and local amenities.

Entrance Hall (13' 3" x 4' 3") or (4.04m x 1.30m)

With timber door, flagstone floor, windows to front, tongue and groove ceiling. Coat hooks.

Living Room (11' 9" x 13' 10") or (3.58m x 4.21m)

With tongue and groove panelling. Bay window to front, open fire place with wooden surround. Parquet flooring, traditional radiator and two windows.

Kitchen / Breakfast Room (12' 9" x 10' 10") or (3.89m x 3.30m)

With range of wall and base units, plumbing for washing machine and dishwasher. Built in cupboard with shelving. Traditional radiator, window, flagstone flooring, extractor hood, sink and drainer.

Dining Room / Bedroom (10' 4" x 12' 10") or (3.16m x 3.92m)

With traditional radiator, built in cupboard, open fireplace, timber boarded floor and access to roof space.

Shower Room

With tiled floor and walls. Vanity light and shaver point. Pedestal wash hand basin, shower enclosure with rainfall shower head and hand held attachment. Low level WC.

Bedroom 1 (9' 2" x 9' 8") or (2.79m x 2.95m)

With traditional radiator, window and vaulted ceiling.

Golden Grove, Carmarthen, Carmarthenshire.

Inner Hall

Traditional radiator and window.

Bathroom (5' 7" x 6' 2") or (1.69m x 1.89m)

With panelled bath, tiled floor and walls. Low level WC, pedestal wash hand basin, extractor fan, double glazed sky light and heated towel rail.

Bedroom 2 (11' 4" x 8' 11") or (3.46m x 2.71m)

With window and traditional radiator.

EXTERNALLY

Garden area with raised beds, shrubs and bushes. Wildlife pond, parking area, oil tank and oil boiler.

Included with this property is approximately 4.5 acres of the original parkland to Golden Grove house comprising mature and semi mature trees, mainly hardwood comprising Lime and oak.

There is a small wildlife pond on the land.

The buyer will have a vehicular right of way over the first 15m of the driveway from the original gates but will be a covenant to fence the boundary shown A-B-C.

The addition of this adjacent land will particularly suit those with a wild life interest.

Viewing Arrangements

By appointment with the selling agents.

Broadband and Mobile phone

The Mobile Signal and Broadband are deemed good in this location. Please check with your provider.

Local Authority

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

Services

Mains electricity, mains water, oil central heating

Tenure

Freehold

Council Tax

D

Directions

From Llandeilo take the A483 to Ammanford and in the village of Ffairfach at the traffic lights take a right onto the A476. Proceed for half a mile and take the right hand turn onto the B4300 signposted Llanarthney. Travel for approximately 3 miles and take a left turn at the cross roads signposted Golden Grove. Proceed up the hill and through the village and turn left at the sign for Gelli Aur Country Park and the property will be on your left hand side.

