



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

**Bronant
Bethlehem
Llandeilo
Carmarthenshire.**

Price **Offers invited in the region of £419,500**



- Period Former Mill & Cottage
- Now a Detached 5 Bedroom Family Home
- Steeped in History with Much Charm & Character
- Standing in approximately one acre or thereabouts
- Many Original Features
- Oil Central Heating
- Superb Semi Rural Location on the outskirts of Bethlehem village
- Boundary to the River Ceidrych
- 3 Reception Rooms & 2 Bathrooms & Shower Room
- EPC: Pending

General Description

A detached period property comprising a cottage and former mill steeped in history, tastefully renovated to provide a 5 bedroom family home of 'olde' worlde charm and character with superb views over the surrounding area.

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

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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.

Tel: **01558 823 601**

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

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

Bethlehem, Llandeilo, Carmarthenshire.

Property Description

A detached family home of much charm and character, a former cottage and mill dating back to the 17th Century of traditional construction under a slated roof with later additions.

The property is situated in an attractive semi rural location with fabulous views over the surrounding area with a boundary to the River Ceidrych and open aspect to the rear over surrounding farmland.

The property benefits from oil central heating and retains many original features to include inglenook fireplace and bread ovens, beamed ceilings, quarry tiled floors, oak flooring and doors.

Situated in a convenient semi rural location on the outskirts of the village of Bethlehem with commanding views over the surrounding area. There are opportunities for walking, riding and cycling being located within the Brecon Beacons National Park and close to Garn Goch, an iron age stone built hill fort.

The property is approximately 5 miles from the market town of Llandeilo which offers a wide and varied range of amenities to include banks, shops, offices and schools. The M4 extension at Cross Hands is within easy commuting distance and gives easy access to Swansea, Llanelli and Cardiff. Llangadog village is approximately 3 miles away with its variety of shops, public houses, doctors surgery and junior school.

The area is a well known Tourist destination with Garn Goch in the distance with many popular attractions close at hand which include Dinefwr Castle, Carreg Cennen Castle, Dryslwyn Castle, Aberglasney Gardens and the Botanical Gardens of Wales all within a short drive.

The spacious accommodation comprises Hall, lounge, sitting room, study, kitchen/breakfast room, utility, cloakroom, first floor 4 bedrooms with ensuite bathroom and family bathroom, attic bedroom and shower room.

Hall

Radiator, tiled floor and stairs to floor.

Lounge (15' 3" x 13' 11") or (4.66m x 4.24m)

With 2 radiators, sash window to front, inglenook fireplace with two bread ovens and hearth with wood burning stove and bressumer beam above. Understairs cupboard, ceiling beams, alcove niche and wall lights.

Study (22' 8" x 6' 1") or (6.91m x 1.86m)

With quarry tiled floor, radiator, timber panelling, meter cupboard and 2 windows. Oil central heating boiler.

Sitting Room (14' 1" x 13' 1") or (4.28m x 4.0m)

With radiator, window to front, oak flooring and wood burning stove with hearth.

Kitchen/Breakfast Room (18' 0" x 18' 1") or (5.49m x 5.52m)

With range of base and drawer units, wine rack, Classic 100 range comprising 6 gas rings and double oven with tiled alcove splashback. Belfast sink and mixer tap, fitted worktops. Mandarin slate floor, window to front and side, beamed ceiling, plumbing for dish washer, 2 radiators and doors through to sitting room.

Inner Hall/Snug

With stable door, beamed ceiling and light mandarin slate floor.

Utility (12' 7" x 6' 6") or (3.83m x 1.98m)

With plumbing for washing machine, double glazed window, wall units, tiled floor, radiator, alcove with shelving, stable door and access to roof space.

Side Hall (10' 6" x 7' 5") or (3.21m x 2.26m)

Secondary staircase up to the first floor. Oak flooring, understairs cupboard and down lights.

Cloakroom (6' 4" x 4' 2") or (1.93m x 1.27m)

With low level wc and pedestal wash hand basin with tiled splasback. Tiled floor, down lights and cloak hooks.

FIRST FLOOR ACCOMMODATION

Half Landing

to:

Bethlehem, Llandeilo, Carmarthenshire.

Main Landing

Window to front with stunning views, built in cupboard, ceiling beams and open balustrade staircase. Access to roof space.

Master Bedroom (13' 10" x 17' 9") or (4.21m x 5.40m)

With large chimney breast, sash window with views and radiator.

En-Suite Bathroom (14' 6" x 6' 0") or (4.42m x 1.84m)

With cast iron bath with feet, low level wc and pedestal wash hand basin. Walk in cupboard with shelves with hanging rail.

Bedroom 2 (13' 3" x 9' 3") or (4.03m x 2.82m)

With timber boarded floor, beamed ceiling, radiator and window to front.

Inner Landing

Down lights, window and radiator.

Bedroom 3 (18' 4" x 12' 6") or (5.60m x 3.81m)

With oak flooring, beamed ceiling, 3 windows, 2 radiators and wall lights.

Bedroom 4 (12' 6" x 14' 5") or (3.81m x 4.39m)

Radiator, wall lights and 2 windows. Oak flooring.

Inner Landing

Stairs down to ground floor.

Bathroom (6' 11" x 6' 10") or (2.10m x 2.08m)

With pedestal wash hand basin, low level wc and panelled bath with mixer tap with shower attachment, heated towel rail, extractor fan and pull switch. Tiled floor and part tiled walls.

SECOND FLOOR

Staircase to Landing.

Bedroom 5 (26' 7" x 17' 8" Max) or (8.09m x 5.38m Max)

With 'A' frame roof timbers, 2 sky lights, window, 3 radiators and down lights. Window to front.

Shower Room (5' 10" x 7' 8") or (1.79m x 2.34m)

With low level wc, pedestal wash hand basin and shower enclosure. Sky light, eaves storage cupboard and heated towel rail.

EXTERNALLY

The property stands in approximately one acre or thereabouts comprising patio, lawned garden areas and naturalised area down to the River Ceidrych with an abundance of native trees. Elevated garden/ paddock with entrance gate and stunning views over the surround countryside and beyond.

Store sheds, pergola, outside light and oil tank.

Parking area to side with a wood shed opposite.

Front gated entrance with forecourt garden area.

Viewing

By appointment with the Selling Agents.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Directions

From our office proceed on the A483 over the bridge to Ffairfach. At the mini roundabout turn left passing the primary school on the left and under the railway bridge. Proceed on this road into Bethlehem and turn right after the former primary school on the left hand side. Take a left signposted Trap and proceed past the Chapel where the property will be found on the left hand side.

