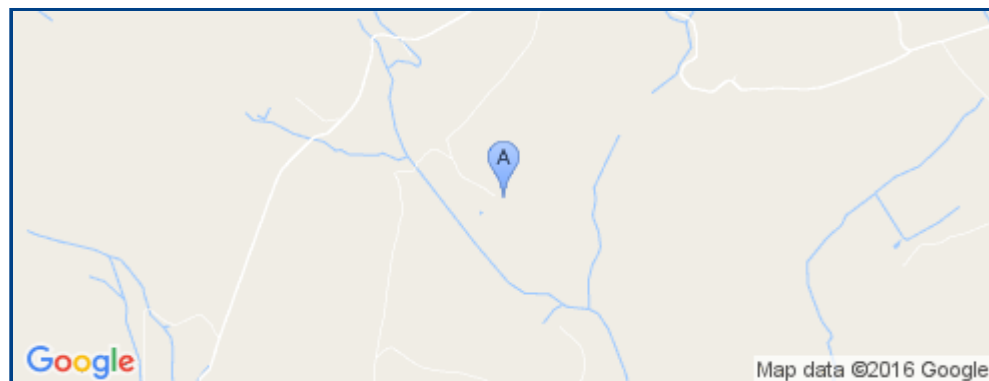




Chartered Surveyor, Valuers,
Estate Agents & Auctioneers
14 Offices Across South Wales

**Maes Yr Haidd Llanfynydd
Carmarthen
Carmarthenshire
SA32 7TJ**

Price **£349,950**



- Approx 12 Acre Smallholding
- 4 Bedroom Detached Farmhouse
- Plus a 3 Bedroom Detached Cottage
- Oil Central Heating
- Range of Outbuildings
- Private Rural Location
- In Need of Some Modernisation
- Scenic Country Views
- EPC: F26



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

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Professional Services

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General Description

An opportunity has arisen to purchase this 4 bedroom detached farmhouse with 3 bedroomed detached cottage and just under 12 acres of land with the benefit of 2 stone outbuildings and disused chapel. Set in a private rural location on the outskirts of Llanfynydd with stunning views.

EPC Rating: F26

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Property Description

An opportunity has arisen to purchase this 4 bedroom detached farmhouse with 3 bedroomed detached cottage and just under 12 acres of land with the benefit of 2 stone outbuildings and disused chapel. Set in a private rural location on the outskirts of Llanfynydd with stunning views.

The property offers great potential for two families and requires some modernisation and update and has future potential to be a lovely family home with a potential business opportunity with the outbuildings ripe for conversion (subject to the necessary planning consents).

The property is situated in a rural location on the outskirts of the village of Llanfynydd within easy commuting distance of Llandeilo and Carmarthen towns which offer a wide and varied range of amenities. The M4 Motorway connection at Pont Abraham is within easy commuting distance. Local attractions include the Aberglasney Gardens, Paxton Tower and the Botanical Gardens of Wales are within easy reach.

The accommodation briefly comprises; Main House - Entrance Porch, Hall, Lounge, Dining room, Kitchen, bathroom, 4 bedrooms and store room. Nythfa comprises Porch, Living room, Kitchen/breakfast room, 3 first floor bedrooms and bathroom.

Farmhouse

The traditional farmhouse under a slated roof with the benefit of oil central heating comprises:

Entrance Porch

With quarry tiled floor.

Entrance Hall

With laminate floor, timber panelled walls to dado rail, radiator, ceiling beams, stairs to first floor and understairs cupboard.

Lounge (10' 9" x 14' 8") or (3.28m x 4.48m)

With ceiling beams, radiator, window to front, Continental cast iron decorative wood burner on a tiled hearth with timber surround, wall lights and pine panelled door.

Dining Room (12' 5" x 14' 8") or (3.78m x 4.47m)

Ceiling beams, dado rail, window to front, radiator, feature Gothic arch recess, ceiling fan and feature shelved arch.

Kitchen (17' 9" x 6' 6") or (5.41m x 1.98m)

With pine base, drawer, wall and display cupboards, tiled work surfacing over, bowl and a half sink unit with mixer tap, plumbing for washing machine and dishwasher, electric cooker point with extractor over, breakfast bar, recess area with appliance space, spot lights, radiator and part tiled walls. Oil central heating boiler. 2 windows to rear.

Rear Hall

Quarry tiled floor and door to rear lean-to.

Ground Floor Bathroom (9' 3" x 6' 8") or (2.83m x 2.03m)

With low level wc, pedestal wash hand basin and panelled bath with electric Triton shower over. Part tiled walls, built in cupboards with louvre doors, tiled floor, window, radiator, spot lights and part timber panelled walls.

First Floor

Half Landing

With timber panelled walls.

Store Room (8' 2" x 7' 1") or (2.49m x 2.17m)

Power and light. Radiator and access through to further storage area.

Bedroom 1 (12' 2" x 7' 0") or (3.71m x 2.14m)

Restricted headroom, boarded floor and ceiling beams.

Landing

Access to roof space and timber panelled walls to dado rail.

Bedroom 2 (11' 0" x 14' 10") or (3.36m x 4.51m)

With 2 radiators and window to front.

Box Room (5' 7" x 7' 3") or (1.69m x 2.20m)

With radiator and window to front.

Bedroom 3 (14' 7" x 10' 11") or (4.45m x 3.32m)

Built-in wardrobes with louvre doors, window to front, radiator and pull switch.

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Nythfa

This detached traditional cottage with double glazing and oil central heating comprises:

Entrance Porch (7' 1" x 5' 7") or (2.15m x 1.71m)

Housing Worcester oil fired boiler and 2 windows.

Living Room (17' 1" x 16' 8") or (5.20m x 5.07m)

With 2 double glazed windows, radiators, staircase to first floor, boarded ceiling with spot lights and understairs storage cupboard with meter box.

Archway to:

Kitchen / Breakfast Room (16' 8" x 9' 10") or (5.07m x 3.0m)

With double glazed window and side door. Range of wall, base and display units with work surfacing over. Breakfast bar., single drainer stainless steel sink unit with mixer tap, cooker point with extractor above, dimmer switch, spot lights, timber panelling and plumbing for washing machine and dishwasher.

First Floor

Landing

Access to roof space. Airing cupboard housing hot water cylinder. Radiator.

Bedroom (9' 7" x 9' 10") or (2.93m x 2.99m)

With radiator and double glazed window.

Bathroom (6' 8" Max x 10' 0") or (2.02m Max x 3.04m)

With low level wc, pedestal wash hand basin and panelled bath with electric shower over. Spot lights, part tiled walls, radiator and double glazed window.

Bedroom (14' 0" x 6' 11") or (4.26m x 2.10m)

widening to 3.12m max

2 double glazed windows, 2 radiators and built-in wardrobe.

Bedroom (10' 8" x 6' 5") or (3.26m x 1.96m)

With radiator and double glazed window.

EXTERNALLY

The property is approached via an entrance track to a gated entrance that terminates at the homestead and in all amounts to just under 12 acres of land.

Outside water tap and oil tank.

Static Caravan and 2 timber loose boxes.

Disused Chapel.

Scenic country views over the surrounding countryside.

Stone Barn / Wood Store (16' 2" x 22' 2") or (4.94m x 6.76m)

Detached with part corrugated roof. (In need of some attention).

Stone Barn (15' 5" x 53' 11") or (4.69m x 16.43m)

With corrugated iron roof. Open ended now used as garage.

Land

The land in all amounts to just under 12 acres of some sloping and some flat pasture land.

Local Authorities

Carmarthenshire County Council, 3 Spilman Street, Carmarthen. Tel: 01267 234567

Services

Private water and drainage.

Viewing

By appointment with selling agents on 01558 823601.

Agents Note

Please follow directions on the sales particulars and NOT the satellite navigation systems, as the properties postcode cover a wide rural area.

Services

Mains electricity. Private water and drainage. Oil fired central heating.

Tenure

Freehold

Directions

From Llandeilo take the main A40 to Carmarthen. Turn right at Dryslwyn Cross Roads passing the Mazda Garage on the left and proceed towards Llanfynydd. Turn right at the T Junction and proceed to the village. Take a left hand turn onto the Abergorlech Road and continue for approximately 2.5 miles. Turn sharp right onto the no through road, continue along this road for approximately half a mile which terminates at the homestead.

