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Ynys Las, Llanarthney, Carmarthen SA32 8JJ

Offers in the region of £475,000

Superb 5 Bedroom Farmhouse With Grounds In Picturesque Location. Heart Of The Towy Valley With Some Superb Views To Fore. Some Original Features
Ample Parking Area & Studio Room. Popular Location With Viewing Highly Recommended

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

NWT/RO/77519/261020

DESCRIPTION

A lovely 5 bedroom farmhouse having been lovingly looked after in recent years and dating back to 1740 with a more modern extension to the rear, dating back to the 1900s. The property offers good sized accommodation with 5 bedrooms (one being en-suite) having superb views overlooking the picturesque Tywy Valley with Dryslwyn Castle in the distance. The property also benefits from wood burners, superb well-kept gardens, 2 acres of grounds, ample parking and a studio. Viewing is highly recommended to fully appreciate.

SITUATION

The property is situated on the old road from Llandeilo to Carmarthen, with Llandeilo being 4 miles and Carmarthen being 10 miles approximately. Llandeilo is a quaint town with lovely boutiques, hotels and eateries. Carmarthen offers excellent shopping facilities with national retailers, junior and secondary schools, bus and rail stations and M4 dual carriageway connection being available at the Porthyrhyd turning by the Botanic Gardens of Wales which is 6 miles approximately. Aberglasney Gardens is also 4 miles approximately.

UTILITY

9'8 x 7'1 (2.95m x 2.16m)
Entrance door, double glazed window to front and side, coat hanging area.

INNER HALLWAY

8'8 x 7'1 (2.64m x 2.16m)
Door to:

STUDY

7' x 7'6 (2.13m x 2.29m)
Opaque double glazed window to rear, radiator.

KITCHEN

14'7 x 8'5 (4.45m x 2.57m)
Double glazed windows to front and rear, range of matching wall, display and base units with worktops over, 1½ bowl stainless steel sink unit with single drainer, cooking range with oven, 4 ring LP bottled gas hob with Smeg hood over, plumbing for washing machine, Worcester boiler, tiled flooring.

HALLWAY

21'6 x 6'1 (6.55m x 1.85m)
Front door, radiator, door to:

CLOAKROOM

Opaque double glazed window to front, WC, wash hand basin, tiled flooring, radiator.

DINING ROOM

15'3 x 11'2/8'9 (4.65m x 3.40m)
Double aspect to front and side, ingle-nook style fireplace with original bread oven and slate hearth, radiator.

SITTING ROOM

15'4 x 15' (4.67m x 4.57m)
Double aspect to side and rear with views, wood burner in stone surround with slate hearth and wooden mantle over, inset spotlights, feature beams, radiator.

FIRST FLOOR LANDING

Double glazed window to side, inset spotlights, door to:

BEDROOM ONE

15'1 x 12'6 (4.60m x 3.81m)
Double glazed window to front, radiator.

BEDROOM TWO

15' x 12'1 (4.57m x 3.68m)
Recessed double glazed window to front, radiator.

BEDROOM FOUR

10'8 x 6'5 (3.25m x 1.96m)
Double glazed window to rear, radiator.

BEDROOM THREE

9'4 x 6'6 (2.84m x 1.98m)
Velux window to side, radiator.

MAIN BATHROOM

8'2 x 8' (2.49m x 2.44m)
Panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, localised wall tiles, tiled flooring, radiator.

BEDROOM FIVE

15' x 10'4 (4.57m x 3.15m)
Double glazed window to side, loft access, radiator.

EN-SUITE

Velux window to side, shower cubicle, WC, pedestal wash hand basin, chrome towel radiator.

EXTERNALLY

The entrance to the property splits into 2 with one going towards the grounds and the other leading to the gravelled parking/turning area to the front of the residence. There is a **STUDIO 21'7/16'5 x 10'** being triple aspect including an entrance door. Various **STORE SHEDS** include **GARDEN SHED, STORE SHED, LEAN-TO FORMER STABLE** which is currently utilised as a log store and **2 SHEDS**. The

land is in one block being mostly formal gardens with an abundance of scattered shrubs, flowers and trees being a haven for wildlife where also the deer comes visiting on a regular basis. A **POND** can be found to the rear. The property fronts onto some woodland which is not part of the property but can be enjoyed for walks.

SERVICES

We are advised mains electricity are connected to the property with private water supply shared with neighbouring properties and also private drainage. There is an oil central heating system.

VIEWING

By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisCarm or on
facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

GENERAL NOTE

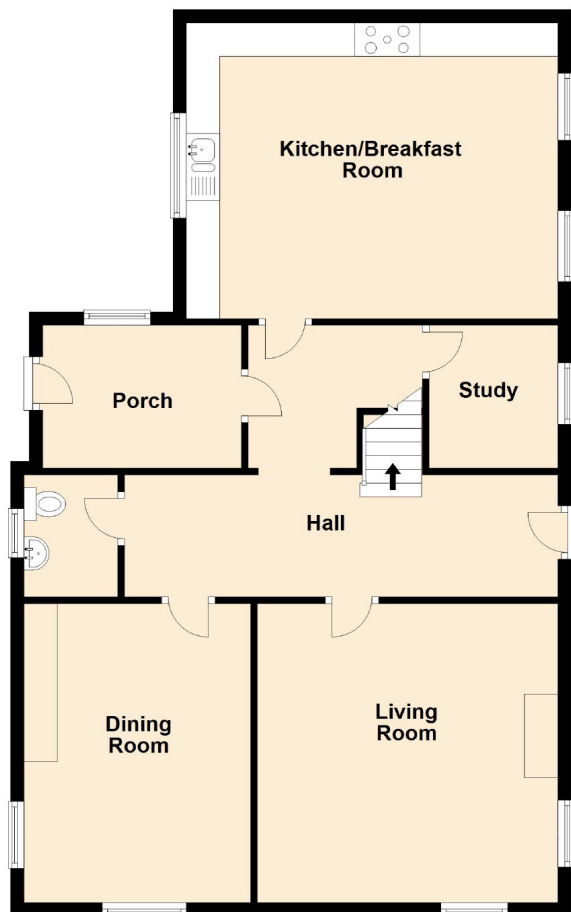
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Carmarthen take the road out from Pensarn towards Llangunnor and police headquarters. Turn left signposted Capel Dewi on the B4300. Continue on this road for approximately 9 miles, passing through the villages of Capel Dew and Llanarthney. Pass the turning for Dryslwyn Castle and continue on passing the turning for Maes Y Bont on the right. Continue on and the property will be found after a short distance on the right hand side, shown by a John Francis For Sale board. If you reach the turning for Golden Grove and the agricultural college then you will have passed the entrance.

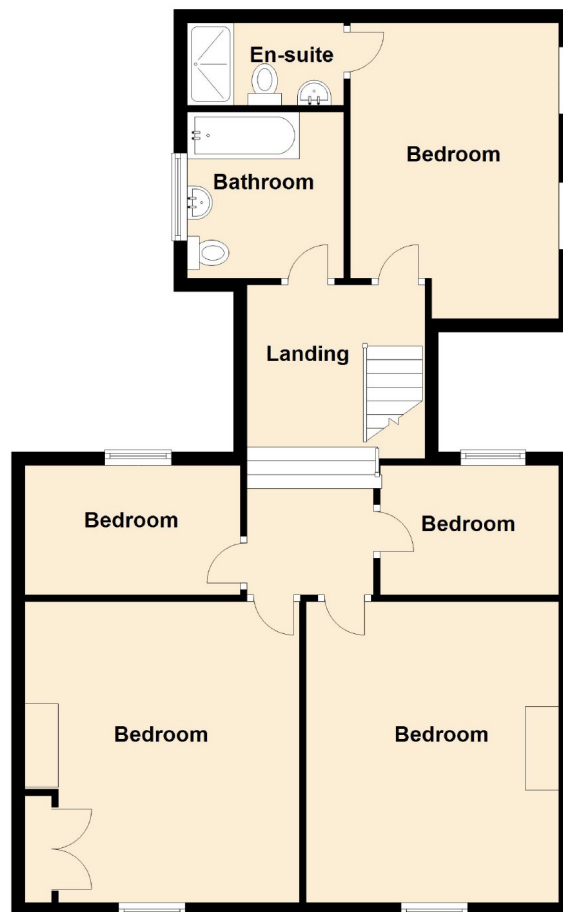
Ground Floor

Approx. 93.6 sq. metres (1007.9 sq. feet)



First Floor

Approx. 82.3 sq. metres (885.4 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**John.
Francis**