



**The Barn, Llanllwni, Pencader - SA39 9DY**

Pencader

**£110,000**



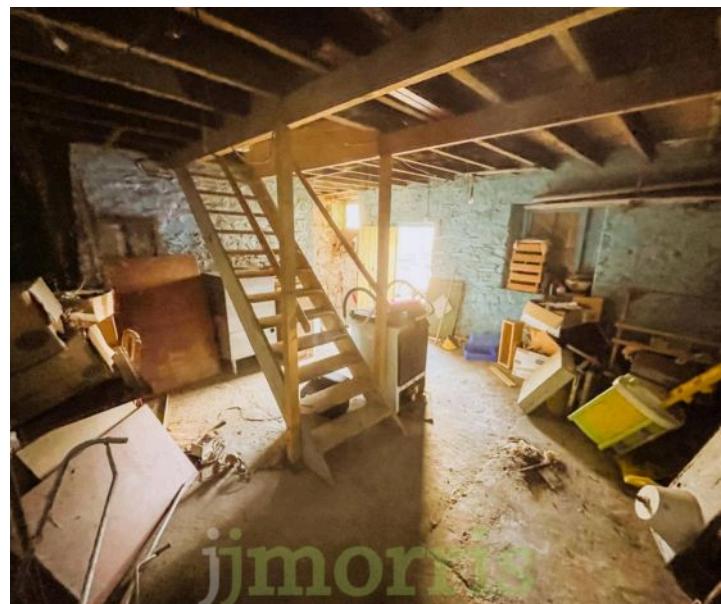
## The Barn, Llanllwni

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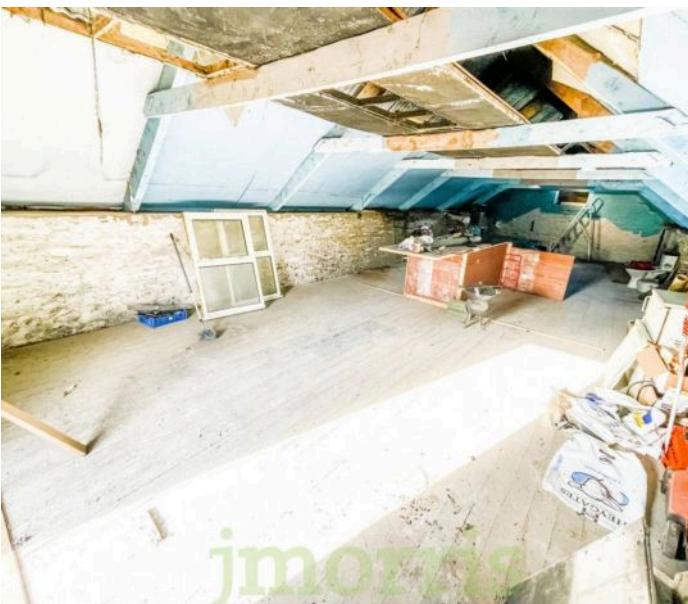
Council Tax band: TBD

Tenure: Freehold

- Village Location
- Views To Front & Rear
- Gardens To Side and Rear
- Detached Stone Barn
- Potential For Conversion (STC).



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## Situation

Llanllwni is a village and community located in Carmarthenshire, Wales. The village lies along the A485, stretching for about 2.5 mi (4.0 km), to the south-west of Llanybydder. To the south of the village lies Llanllwni Mountain. The 16th-century parish church, formerly dedicated to St. Llwni, is now dedicated to St. Luke and is a grade II\* listed building. Besides Llanllwni village, the community extends to the southern bank of the River Teifi and includes the summit of Mynydd Llanybydder, 1,338 ft (408 m) high. To the north of the village are Norwood Gardens, which are open to the public for much of the year. To the south west of the village is the listed building and listed garden of Maesycrugiau Manor. what3words:- //downhill.required.viewer

## Room One

Dimensions: 5.46m x 4.95m (17'11 x 16'3).

## Room Two

Dimensions: 5.16m x 4.29m (16'11 x 14'1). Stairs to first floor.

## FIRST FLOOR

### Open Plan Room

Dimensions: 13.31m x 5.00m (43'8 x 16'5).

## EXTERNALLY

### Store Room

### Gardens

Lawned gardens to side and rear, with dropped kerb access off road.



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pix





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