

John. Francis

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NEW
INSTRUCTION



Crugan Fach, Llandyfaelog, Kidwelly SA17 5RF

Offers in the region of £300,000

**Approx 8 Acre Residential Smallholding Suitable
For Various Uses**

**4 Bedroom Residence With Superb Views To Fore
Rural Secluded But Convenient Location Between Carmarthen &
Llanelli. EER TBC**

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NWT/WJ/24177/160616

DESCRIPTION

An 8 acre residential smallholding suitable for various uses including equestrian. The property has a superb location with some far reaching views to fore. The 8 acres is in one block and surrounds most of the property, although having a rural secluded location down a long track there is one other barn conversion nearby with some outbuildings which this property overlooks. Situated less than a mile from the popular rural village of Llandyfaelog and between Carmarthen and Kidwelly which are 8 and 5 miles respectively, 3 miles from the estuary village of Ferryside with Llanelli being 12 miles approx. Pembrey Country Park with its large sandy beach is 7 miles approx, Ffos Las horse racing course at Carway is a similar distance.

The property itself retains much of its character and charm, has superb views off the rear, part exposed stone walls, oil fired central heating system, double glazing, original wooden flooring and log burners etc. Internal viewing is highly recommended.

UTILITY

13'2 x 10'1 (4.01m x 3.07m)

Entered via stable door, window to front, Belfast sink unit, plumbing for washing machine and slimline dishwasher, base and wall units, space for cooker, radiator, tiled walls and floor, door to;

BATHROOM

10'2 x 5'2 (3.10m x 1.57m)
Panelled bath with mixer tap and shower attachment and side screen, radiator, wash hand basin, high flush WC, oil boiler servicing the domestic hot water and central heating system, tiled wall and floor, radiator.

FREEZER ROOM

10'6 x 5'9 (3.20m x 1.75m)
Double glazed window to side, tiled floor.

KITCHEN/DINING ROOM/ SITTING ROOM

23'6 x 10'6 (7.16m x 3.20m)

Belfast sink unit with single drainer, shelved areas, exposed stone walls, window to side, wood burner inset into inglenook style fireplace, tongue and groove ceiling, door to sitting/dining room, opening to;

PORCH/SUN LOUNGE

13'8 x 5'8 (4.17m x 1.73m)
Tiled floor, exposed stone walls, radiator, double aspect to front and side, side entrance doorway.

SITTING ROOM/DINING ROOM

14'9 x 12'3 (4.50m x 3.73m)

Wood burner with stone surround and wood mantle over, exposed stone walls, rear full length double glazed door, radiator, part wood panelled walls.

LIVING ROOM

14'10 x 14'2 (4.52m x 4.32m)

Villager wood burner with exposed stone walls surround, double glazed window to side, full length double glazed door to rear, tiled floor, radiator, the

doors lead out to a superb decked patio area with views beyond.

REAR HALLWAY

14'10 x 5'3 (4.52m x 1.60m)

Wood panelling, radiator, tiled floor, stairs to first floor.

FIRST FLOOR LANDING

Wood panelling, part exposed stone wall, radiator, wardrobe/cupboard, doors to;

BEDROOM 1

15' x 10'8 (4.57m x 3.25m)
Double aspect to side and rear, $\frac{3}{4}$ length glazed door to rear and leads out onto a balcony with superb views, radiator, feature fireplace.

BEDROOM 2

10'6 x 9' (3.20m x 2.74m)
Exposed stone wall, radiator, double glazed window to front, airing cupboard.

EN-SUITE BATHROOM

Suite comprising bath with mixer tap and shower attachment over, WC, wash hand basin, tiled walls and floor.

BATHROOM

Panelled bath with mixer tap and shower attachment, WC, pedestal wash hand basin, double glazed window to rear, part exposed stone wall, localised wall tiles.

BEDROOM 3

14'9 x 8'10 (4.50m x 2.69m)

Original fireplace being a feature, radiator, part exposed stone walls, part wood panelling, double glazed door to rear balcony with superb rural views.

BEDROOM 4

17' x 11'10 (5.18m x 3.61m)

Double aspect to front and side, part exposed stone walls, radiator.

EXTERNALLY

Low height door to **OFFICE** - 10'6 x 6'3 with window to side. Shared driveway leading up to parking and turning area, stone garden **SHED**. Approx 8 acres divided into 3 / 4 conveniently sized paddocks in one convenient block surrounding the property. The land itself is in good heart and laid to mature pasture and varies from being level to gently sloping to sloping. Also included on one of the paddocks is a concrete base suitable for stabling or similar subject to necessary planning consent.

SERVICES

We are advised that mains water and electricity are connected to the property. Private drainage.

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

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 A484 south signposted Llanelli-Pembrey Country Park and travel through the villages of Cwmffrwd and Idole. Continue on to Llandyfaelog and after approximately 5 miles take the left hand turning and continue on down to the village and pass the Red Lion public house on the left hand side. Continue along and take the first left hand turning into Lon Y Ceirw and continue on this road passing a farm entrance on the left hand side and take the first turning off to the right. Carry on for approx 50 yds whereby the track goes to the first farm and splits off to the right hand, continue on for approx 100 yds, over the shared drive and the property will be located on the right hand side after a short distance.

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**John.
Francis**