



Gwendre Fechan, Llandyfaelog, Kidwelly SA17 5PF

Offers in the region of £550,000

**Superbly Renovated & Extended Country Farmhouse With No
Near Neighbours**

1 Bedroom Cottage With Holiday Let Potential

Panoramic Views

Central Location Between Carmarthen & Llanelli With The

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NWT/WJ/27243/280617

DESCRIPTION

A superbly renovated and extended 3.6 acre farmhouse which offers spacious character 3/4 bedroom accommodation having an elevated position with some panoramic views to fore. The property enjoys varying sunsets and also benefiting from a 1 bedroom cottage which could be suitable for holiday let and multipurpose outbuilding currently utilised as a workshop with grounds surrounding the property. The games room could easily be adapted to offer a downstairs bedroom with en suite and second sitting room etc (STBR). Internal viewing is highly recommended to fully appreciate what the property has to offer and although having a rural setting with no near neighbours, is situated in a convenient location between the main towns of Carmarthen and Llanelli with Pembrey Country Park with its large sandy beach being 7 miles approx. A truly superb picturesque area which needs to be viewed to appreciate. EER 60 - 83

LOCATION

A secluded location between the villages of Llandyfaelog, Pontantwn and Meinciau and also situated between the main towns of Carmarthen and Llanelli which are 10 miles approx. Pembrey Country Park with its large sandy beach, ski slope, motor racing centre and small airport is 7 miles approx, Ffos Las racecourse is 6 miles approx and the estuary village of Ferryside is 5 miles approx.

Carmarthen and Llanelli both offer excellent shopping facilities with national retailers, junior and secondary schools, bus and rail station and M4 dual carriageway connection is available at Carmarthen. The farmhouse has been superbly restored and extended and offering open plan spacious accommodation, having an elevated position with some superb views to the fore. There is a further 1 bedroom cottage which could be suitable for holiday let or similar and also a multipurpose workshop. The property benefits from double glazing and oil fired central heating system, tiled floors, wooden beams, open plan with open window spaces to enjoy the panoramic views, wood burners to the living room to enjoy a cosy winter's evening and a superb open plan kitchen and dining area.

RECEPTION PORCH

Through to;

KITCHEN/BREAKFAST ROOM

29'11 x 17'8 (9.12m x 5.38m)

Fitted with a range of base units with worktop over and matching wall units, central island units, cooking range with hood over, double aspect to front and rear, slate style tiled flooring, stairs to first floor, doors to;

LOUNGE

20'10 x 18'10 (6.35m x 5.74m)

Window to front, patio doors to side with some superb views, open fireplace with brick surround and wood mantle over and tiled and brick hearth, inset spotlights over.

GAMES ROOM/ BEDROOM 4

30'9 x 18'1 (9.37m x 5.51m)
Two windows to front, patio doors to rear to enjoy the superb views, beamed ceiling, wooden flooring. The room could easily be changed to offer a bedroom/sitting area and bathroom etc (STBR).

UTILITY ROOM

Stainless steel sink unit with single drainer, rear entrance door.

CLOAKROOM

WC, wash hand basin.

FIRST FLOOR LANDING

Window to rear, doors to;

BEDROOM 1

17'2 x 11'6 (5.23m x 3.51m)
Window to front.

BEDROOM 2

12' x 9' (3.66m x 2.74m)
Window to front.

BATHROOM

Panel bath, shower cubicle, WC, wash hand basin, window to front.

MASTER BEDROOM 3

18'7 x 18' (5.66m x 5.49m)
Double aspect to front and superb picture window to side to enjoy the evening sunsets and the panoramic views, door to;

EN-SUITE

WC, wash hand basin, walk-in fitted wardrobe.

COTTAGE

One bedroom cottage with open plan area to the ground floor, door to;

RECEPTION PORCH

Door to;

KITCHEN/LIVING ROOM

25'10 x 12'7 (7.87m x 3.84m)

Fitted with a range of base units with worktop over and

matching wall units, sink unit, electric oven and hob, wood burner to living area, double glazed window to front, stairs to;

LANDING

Door to;

BEDROOM

13' x 12'9 (3.96m x 3.89m)
Window to side with views.

BATHROOM

Corner bath, shower cubicle, WC, wash hand basin, window to side.

LARGE WORKSHOP/ GARAGE

60' x 40' (to be confirmed)
(18.29m x 12.19m (to be
Electric roller door to front,
concrete floor, power points.

SEPARATE STONE & SLATE RANGE

Suitable as garden shed.

EXTERNALLY

The land amounts to approximately 3.6 Acres and surrounds the property which is then surrounded by agricultural land. A secluded but convenient setting, mostly laid to lawn with ample parking and turning areas.

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 for approximately 2.5 miles and enter the village of Cwmffrwd and turn left onto the B4309. Continue on this road through the villages of Bancycapel and Pontantwn, having gone through the village of Pontantwn and on leaving, pass the garage and the farm on the right hand side and after approximately 50 yd take the next right hand turning. Continue on this road for approximately 1 mile and take the first turning right, continue along and the property will be located after 0.5 mile on the left hand side and having a gated entrance.

