

**NEW
INSTRUCTION**



Pen Y Back, Llanddowror, St Clears SA33 4JF

Offers in the region of £350,000

4 Acre Residential Smallholding Suitable
For Various Uses

Stone Ranges Which Maybe Suitable For
Conversion (STP)

Secluded Convenient Location On The
Carmarthenshire / Pembrokeshire Borders

NT/KH/46913/130717

DESCRIPTION

A 4 acre residential smallholding having a 4 bedroom farmhouse with an elevated position with some views to fore. The property is in need of some sympathetic modernisation but offers good size accommodation and retains much of its character and charm. Various outbuildings include stoned ranges which may be suitable for conversion subject to the necessary planning consents. Equally suitable for other uses including equestrian. The land is in one block and is situated to the front and side of the property, divided into conveniently sized paddocks. A nice secluded location although it should be noted that an adjoining farmer does have a right of way through the property. Situated approximately a mile to the West of the village of Llanddowror. Conveniently located for Tenby, Saundersfoot, Narberth, and the dual carriageway which brings it back to the M4 at Pont Abraham which is 13 miles approximately.

REAR RECEPTION / HALLWAY

Entered via double glazed door, coat hanging area, window to rear, radiator, door to;

CLOAKROOM

WC, wash hand basin, radiator.

BREAKFAST / DINING ROOM

15'6 x 10'2 (4.72m x 3.10m)
Quarry tiled floor, Rayburn cooking range, store cupboard, double glazed window to rear.

KITCHEN

12' x 10' (3.66m x 3.05m)
Double window to side and rear, stainless steel sink unit with single drainer, plumbing for washing machine, fitted with a range of wall and base units with worktop over.

FRONT HALLWAY

Radiator, staircase to first floor, under stairs cupboard, door to;

FRONT PORCH

LIVING ROOM

14'3 x 13'4 (4.34m x 4.06m)
Double glazed window to front, feature fireplace with wood surround and mantle, mirror.

SITTING ROOM

13' x 12'3 (3.96m x 3.73m)
Double glazed window to front, radiator, feature fireplace with wood surround and mantle.

REAR LANDING

Doors to;

BEDROOM ONE

10'2 x 10'10 (3.10m x 3.30m)
Double glazed window to rear, storage cupboard, electric heater

BATHROOM

7' x 5'8 (2.13m x 1.73m)
Panelled bath, WC, pedestal wash hand basin, opaque double glazed window to rear, localised wall tiles.

BEDROOM TWO / OFFICE

10'9 x 6'7 (3.28m x 2.01m)
Double glazed window to rear, store cupboard.

FRONT LANDING

Double glazed window to front, doors to;

BEDROOM THREE

14'2 x 13'1 (4.32m x 3.99m)
Double glazed window to front, radiator, wash hand basin.

MASTER BEDROOM FOUR

13'1/11' x 12'4 (3.99m x 3.76m)
Double glazed window to front, radiator, fitted with a range of wardrobes and matching chest of drawers.

EN-SUITE SHOWER ROOM

Shower cubicle, WC, wash hand basin.

EXTERNALLY

Sweeping concrete drive with shared access leading up to yard with ample parking and turning area, **STONE RANGE** with asbestos roof, **FORMER WORKSHOP, TWO CALF REARING PENS, THREE BAY HAY BARN, LEAN-TO STONE**

RANGE with asbestos and slate roof being the former cow shed, **PART LEAN-TO GARAGE / CAR PORT** to front, separate **GARAGE** with double doors to front.

THE LAND

The land is in three paddocks and conveniently situated to the main dwelling and out buildings being gentle sloping and laid to mature pasture, garden area with raised borders. It should be noted that there is a right of way for an adjoining farmer through the main yard and over the lane of the property.

SERVICES

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

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 A40 West signposted St Clears, travelling for approximately 10 miles, at the main roundabout in St Clears take the first junction of signposted Tenby. Continue on this road passing the savoy public house continue on to Llanddowror and turn off, travel through the village and continue on for approximately 1.5 miles and the entrance to Pen Y Back will be found on the right hand side.