



Felindre, Pontantwn, Kidwelly SA17 5LR

£325,000

Four Acre Holding In Rural Convenient Location
Four Bedroom Character Farmhouse Needing Completion Works
Character Farmhouse
Double Glazing
Wood Burners

NT/BT/51855/180717

DESCRIPTION

A four bedroom four acre smallholding suitable for various uses. Having a rural location, the farmhouse is part of a courtyard setting with a character four bedroom detached farmhouse having being partly renovated in need of completion works retaining much of its character with quarry tiled floors, wood burner and good sized garden to rear. The property is situated within a short walk of a four acre paddock. A patio area has been created within the paddock having a superb rural aspect with views. The property is in need of completion and offers good potential. The property is situated in the rural but convenient location between the main towns of Carmarthen and Llanelli which are 8 and 12 miles respectively. Pembrey Country Park with its sandy beach and ski slope is 9 miles approximately. Ffoslas Racecourse is 7 miles approximately. M4 dual carriageway connection is available in

RECEPTION PORCH

Double-glazed entrance door to:

HALLWAY

Quarry tiled floor, staircase, radiator, recess, door to:

SITTING ROOM

14'1 x 10'2 (4.29m x 3.10m)

Double-glazed window to front, radiator, quarry tiled floor, feature fireplace with tiled surround and hearth.

LIVING ROOM

14'2 x 11'9/10'4 (4.32m x 3.58m)

Wood burner with stone surround and hearth, double-glazed window to front, quarry tiled floor, door to:

KITCHEN

12' x 11'10 (3.66m x 3.61m)

Feature beams, range of base units with worktops over, wall unit including display cabinets, 1 ½ bowl sink unit with single drainer, Rangemaster 110 range with 5 ring LPG gas hob, 2 ovens, double-glazed window to rear, part tiled floors, central island unit, door to:

UTILITY

9'5 x 6'4 (2.87m x 1.93m)

Oil boiler which runs the central heating and hot water system, side entrance doorway.

DINING ROOM

12'6 x 11'8 (3.81m x 3.56m)

Double-glazed window to side, window to rear, radiator.

LANDING

Radiator, doors to:

BEDROOM

14' x 12' (4.27m x 3.66m)

Double aspect to side and rear, radiator, wooden floor.

BATHROOM

Roll top bath, WC, wash hand basin, shower cubicle (not finished), radiator, opaque double-glazed window to rear.

BEDROOM

12' x 6'5 (3.66m x 1.96m)

Double-glazed window to side, radiator.

FRONT LANDING

Doors to:

BOX ROOM

5'9 x 5'2 (1.75m x 1.57m)

Double-glazed window to front.

BEDROOM

14'3 x 11'10/10'9 (4.34m x 3.61m)

Double-glazed window to front, radiator.

BEDROOM

14'2 x 10'3 (4.32m x 3.12m)

Double-glazed window to front, radiator, wooden floor.

EXTERNALLY

There is a shared driveway leading up to the front of the property with parking area, front lawn and rear lawn. Situated approximately 50 yards from the main residence is the pony paddock/field amounting to 4 acres approx with superb aspect to fore with patio area having been created within the field to enjoy superb views.

SERVICES

We are advised that mains electricity is connected. Private water and 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. Travel for 2 miles and at the village of Cwmffrwd, turn left onto the B4309 signposted Pontyates. Continue on this road through the villages of Bancycapel and Pontantwn. Continue on up the hill having the left the village of Pontantwn and flattening out on the top. Continue on for approximately 300 yards. The bus shelter will be found on the right-hand side. Turn left and continue on this road for approximately 500 yards. Continue down the hill and the entrance to Felindre will be found on the right-hand side. Continue on going around the first property and keeping to the left, the property will be found directly in front of you.

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John.
Francis