



## Penyrheol, Heol Y Foel, Foelgastell, Llanelli SA14 7EG

**Offers in the region of £300,000**

Versatile 3 Bedroom Detached Well Presented Bungalow  
3 Acres Of Pasture Land & Various Outbuildings  
Village Location Close To M4, Cross Hands & Swansea  
Currently Used As 2 Bedroom & 1 Bedroom Annex

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**NWT/WJ/65734/140818**

## **DESCRIPTION**

A versatile 3 bedroom detached bungalow currently utilised as a 2 bedroom with 1 bedroom annex. The property has double glazing and oil fired central heating system, 3 acre pasture paddock and outbuildings including stables. Situated between the villages of Cefneithin and Foelgastell with Cefneithin offering shop, junior and secondary schools, 2 miles from Cross Hands with good shopping facilities with easy access to the A48 dual carriageway which connects to the M4 and good access to Carmarthen, Swansea, Llanelli and Llandeilo. The property has a photovoltaic cell on the roof which provides free electricity and they do not belong to the property but are a part of the Rent to Roof scheme. There is cavity wall insulation and additional loft insulation in order to reduce running costs. There is a property to the rear and they share the driveway,

## **LOUNGE**

16' x 14'9 (4.88m x 4.50m)

Entered via part glazed door to front, feature stone fireplace, radiator, window to front.

## **KITCHEN/DINER**

20' x 11'5 (6.10m x 3.48m)

Fitted with a range of base units with worktop over and matching wall units, inset stainless steel sink with drainer, tiled splashback, oil fired central heating boiler, 2 radiators, window to side and rear.

## **DINING AREA**

Door through to;

## **UTILITY**

7'5 x 6' (2.26m x 1.83m)

Plumbing for washing machine, radiator, window to side and rear, rear entrance doorway.

## **HALLWAY**

Doors to;

## **BEDROOM 1**

11'8 x 9'7 (3.56m x 2.92m)

Radiator, window to front.

## **BEDROOM 2**

11'6 x 9'10 (3.51m x 3.00m)

Double wardrobe with mirrored doors, radiator, window to front.

## **BATHROOM**

WC, wash hand basin, bath with electric shower over, radiator, airing cupboard with shelving.

## **ANNEX**

Approached via the hallway from the main part of the bungalow but also having its own access from the rear patio.

## **BEDROOM**

13'8 x 11'6 (4.17m x 3.51m)

Radiator, double glazed window to rear.

## **HALLWAY**

Side door to patio area, storage cupboard.

## **BATHROOM 2**

WC, wash hand basin, panelled bath, radiator, opaque window.

## **LIVING ROOM**

17'3 x 13'10 (5.26m x 4.22m)

Rayburn solid fuel stove, airing cupboard to side, sliding doors to patio, radiator, kitchenette with a range of wall and base units, sink unit, plumbing for washing machine.

## **EXTERNALLY**

Gated access to the side of the bungalow leads up to the yard which lies to the rear of the bungalow. Good parking and turning area, there is also access to the various outbuildings and the land from the yard. To the front of the bungalow is a small enclosed private front garden which is laid mainly to lawn. Please note the driveway is shared with a neighbouring property. The outbuildings include **DOUBLE GARAGE** with feed shelter to the rear and which stands in one of the fields, **WORKSHOP - 2.75m x 2.75m** with power connected, **BLOCK BUILT HAY BARN/STABLING - 35 x 24'** and currently divided into hay store, tack area, 2 stables and store.

## THE LAND

The land is divided into three enclosures and consists of flat/gently sloping land. At the far boundary of the pasture is a stream.

## SERVICES

Mains services are connected to the property.

## 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 A48 east signposted for Cross Hands-Swansea. Travel for approximately 8 miles, having past the turning for Porthryhyd and the National Botanical Gardens of Wales, continue on and take the next turning right signposted for Foelgastell. Cross the dual carriageway and up to the T junction and turn left. Continue on this road, through the village of Foelgastell, passing the Smiths Arms public house on the left hand side. Continue for approximately 300 yds and the property will be located on the left hand side.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		47	63
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		38	51
		EU Directive 2002/91/EC	

**John.  
Francis**