

NEW PRICE



Laswern Farm, Pontyberem, Llanelli SA15 5BP

Offers in the region of £485,000

Versatile & Superb Residential/Equestrian Smallholding
4 Bedroom Farmhouse With Spacious Accommodation
2 Large Enclosed Outbuildings & Stables
Rural but Convenient Location

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CR/RO/67801/240119

DESCRIPTION

Superb residential smallholding suitable for various uses including equestrian. A spacious farmhouse being superbly presented with light and airy accommodation. Open plan kitchen and dining area with granite worktops and tiled floor finishes. Large living room with wood burner and double doors opening out onto the patio area. An excellent range of outbuildings include stable block 2 multi purpose enclosed outbuildings with concrete floors (60' x 40' & 45' x 30') and one with roller shutter doors. 8 Acres of productive grazing land in one block and divided into 5 paddocks. Whether your wanting horses, sheep, cattle, chickens or any other form of animals this is the smallholding that ticks most boxes.

LOCATION

Situated in a rural but convenient location. Easy access to villages include Pontyberem 1 mile with Nisa shop, junior school, doctors, chemist and other excellent day to day facilities. Drefach 2 miles, Bancffosfelen 1 mile. The larger towns of Carmarthen and Llanelli are 10 miles approximately. Both offer excellent shopping facilities with national retailers. Cross Hands is 7 miles with good shopping facilities, M4 dual carriageway connection.

A great area to live with lots of out riding for the horse rider on Llangyndeyrn mountain which is nearby.

Other places of interest include Ffoslas horse racing course 7 miles at Carway, which also has a golf course. Pembrey Country park includes 500 acres of woodland, open areas, large beach, ski slope and enclosed bike track to name but a few is only 9 miles.

ENTRANCE PORCH

Enter via entrance door with double glazed windows to both sides, tiled floor, internal door to;

DINING ROOM

16'6 x 13'11 (5.03m x 4.24m)
Double glazed window to front, staircase to first floor, feature fireplace, radiator, exposed ceiling beams, solid oak flooring, door to;

INTERNAL HALL

Storage cupboard, tiled floor, doors to;

LIVING ROOM

30' x 17'11 (9.14m x 5.46m)
Double glazed patio doors to rear, 2 double glazed windows to front,

2 skylight windows, aga multi fuel burner set on slate hearth, 4 radiators, solid oak flooring.

CLOAKROOM

Double glazed obscured glass window to rear, low level WC, wash hand basin, localised wall tiles, tiled floor.

UTILITY/SHOWER ROOM

9'10 x 7'2 (3.00m x 2.18m)
Double glazed obscured glass window to rear, double walk-in mains shower enclosure, base units with worktop over, space and plumbing for washing machine, space for tumble dryer, chrome heated towel rail, localised wall tiles, tiled floor.

KITCHEN/DINING ROOM (OPEN PLAN)

30'14'2 x 15'10'11'6 (9.14m x 4.83m)
Double glazed windows to front and rear, a superb kitchen fitted with a range of matching wall, base and drawer units, granite worktops and splash back, central island, 1½ bowl sink with drainer and mixer tap, range master cooker with electric double oven, grill and slow oven, 5 ring gas hob and hot place with extractor over, integrated dishwasher, space for American style fridge/freezer, 2 radiators, tiled floor.

FIRST FLOOR LANDING

Split landing, front landing with loft access and doors to;

BEDROOM THREE

14'4 x 11'7 (4.37m x 3.53m)
Double glazed windows to front, radiator.

STUDY

7'5'2 x 8'2'3'2 (2.13m x 2.49m)
Double glazed window to front, radiator.

DRESSING AREA

14'2'6'10 x 11'6'7'8 (4.32m x 3.51m)
Double glazed window to front, radiator, opening to;

BEDROOM TWO

17'6 x 14'11 (5.33m x 4.55m)
Double glazed window to side, 4 skylight windows, 2 radiators, storage to eaves.

REAR LANDING

Radiator, doors to;

BEDROOM ONE

14'7'6'5 x 12'11'9'11 (4.45m x 3.94m)
Double glazed window to rear, radiator, door to;

EN-SUITE SHOWER ROOM

7'6 x 3'1 (2.29m x 0.94m)
Double glazed window to rear, shower cubicle with mains shower, low level WC, wash hand basin in vanity unit, radiator.

BATHROOM

7'6 x 6'11 (2.29m x 2.11m)
Double glazed window to rear, panel bath, low level WC, wash hand basin, radiator, localised wall tiles.

BEDROOM FOUR

14'1 x 11'7'8'10 (4.29m x 3.53m)
Double glazed window to rear, radiator.

EXTERNALLY

Gated driveway with parking for multiple vehicles. Lawned garden to rear and side and patio area to rear. 8 Acres of productive grazing land in one block and divided into 5 paddocks

SHED

60' x 30' (18.29m x 9.14m)
Pedestrian access with roller shutter door. Concrete floor and enclosed.

SHED TWO

40' x 30' (12.19m x 9.14m)
Pedestrian access and double door access with concrete floor being enclosed. Also within the building are three stables including;

STABLE ONE

13' x 9' (3.96m x 2.74m)

STABLE TWO

13' x 9' (3.96m x 2.74m)

STABLE THREE

13' x 7' (3.96m x 2.13m)

PURPOSE BUILT STABLE BLOCK

3 stables 12' x 12' each and a covered feed store area.

SERVICES

We are advised mains water and electricity connected to the property with private drainage and oil fired central heating.

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

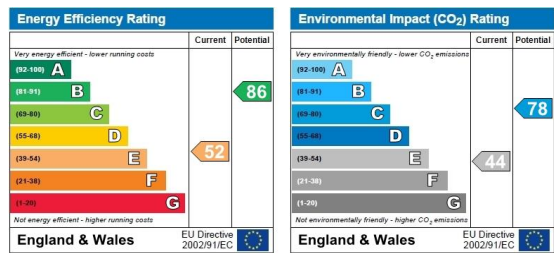
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**John.
Francis**