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The Property
Ombudsman



**NEW
INSTRUCTION**



Frowen Fach, Login, WHITLAND, Carmarthenshire, SA34 0TP

Offers in the region of £400,000

**Superb Equestrian/Residential Property with 21 Acres Approx
Character 4 Bedroom Farmhouse
Ample Stabling, Grounds and Gardens in Secluded Location**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

NWT/DT/73985/111219

DESCRIPTION

*** SECLUDED FARMHOUSE.
STABLES ***

An equestrian/residential smallholding having 21 acres approx, 4 bedroom character farmhouse being well presented and in good decorative order. Enjoying a secluded and peaceful location with only one neighbour. Double glazing, oil central heating system and wood burner. Well kept grounds and gardens surrounding the property with ample stabling and also includes purpose built stable block. The property offers an excellent lifestyle opportunity, Polly tunnel, fruit trees and bushes and raised beds. Ambling stream running through a small wooded area. Viewing is highly recommended to fully appreciate what the property has to offer.

SITUATION

Situated in a rural location but only 2 miles from the village of Llanboidy, Llanglydwen is 2 ½ miles approximately and the small hamlet of Login is 1 mile approx. The market town of Whitland being 5 miles approximately with connection to the A40 which also connects to the M4 at Cross Hands, and the County and market town of Carmarthen being 19 miles approximately. Its location gives easy access to both the beautiful Pembrokeshire and Ceredigion coastlines.

CONSERVATORY

19'9 x 7'4 (6.02m x 2.24m)
Triple aspect to front, double doors to:

LIVING ROOM

15'8/18'7 x 13'3 (4.78m x 4.04m)
Wood burning stove on stone hearth, stone pointed wall surround, understairs recess, wooden floor, radiator, recess shelved area, beams to ceiling, staircase, door to:

DINING ROOM

14'2 x 10'4 (4.32m x 3.15m)
Double glazed window to front, radiator, oak flooring.

KITCHEN

12'5 x 10'4 (3.78m x 3.15m)
Range of base units with worktops over and matching wall units including display cabinets, 1 ½ bowl sink unit and single drainer, electric oven, 4 ring gas hob with extractor fan over, double glazed window to rear, Rayburn cooking range which also runs the heating and hot water system, door to:

UTILITY

10'5 x 8'7 (3.18m x 2.62m)
1½ bowl sink unit with single drainer, base unit, double glazed window to rear, radiator, plumbing for washing machine.

SIDE RECEPTION HALL

Radiator, coat hanging area, door to:

CLOAK ROOM

WC, wash hand basin, double glazed window to rear, localised wall tiles.

OUTER PORCH/BOOT ROOM

9'7 x 5'2 (2.92m x 1.57m)
Reception door, secondary glazed window to side.

FIRST FLOOR LANDING

Loft access, door to:

BEDROOM 1

10'5 x 9'6 (3.18m x 2.90m)
Double glazed window to front, radiator.

SHOWER ROOM

Shower cubicle, radiator, two double glazed windows to rear, WC, wash hand basin, localised wall tiles, radiator.

BEDROOM 2

10'6 x 7' (3.20m x 2.13m)
Double glazed window to rear, radiator.

FRONT LANDING

Double glazed window to front, radiator, door to walk-in airing cupboard incorporating tank.

BEDROOM 3

13' x 11'5 (3.96m x 3.48m)
Double glazed window to front, radiator.

BEDROOM 4

12'11 x 11'7 (3.94m x 3.53m)
Double glazed window to front, radiator.

EXTERNALLY

Approximately 500 yards of shared track leading up to the main yard with parking and turning area, adjoining **GARAGE** with up and over door, gardens to side and rear which include vegetable garden, fruit garden with apples, plums, black and red currants, gooseberries etc, **PURPOSE BUILT STABLE BLOCK** including hay barn 30' x 12', tack room/pony stable 12' x 10' and 4 stables, 14' x 12' with concrete base and adjoining yard. The land amounts to 20 acres approximately, is in one block adjoining the property mostly laid to mature grass being level to gently sloping and stream

that goes through a wooded area. A truly superb location with viewing highly recommended.

SERVICES

We are advised that mains water and electricity are connected. Private Drainage. These services will be split with reservations for them to be done as soon as is possible after the sale. Currently having BT land line.

OUR OFFICE HOURS

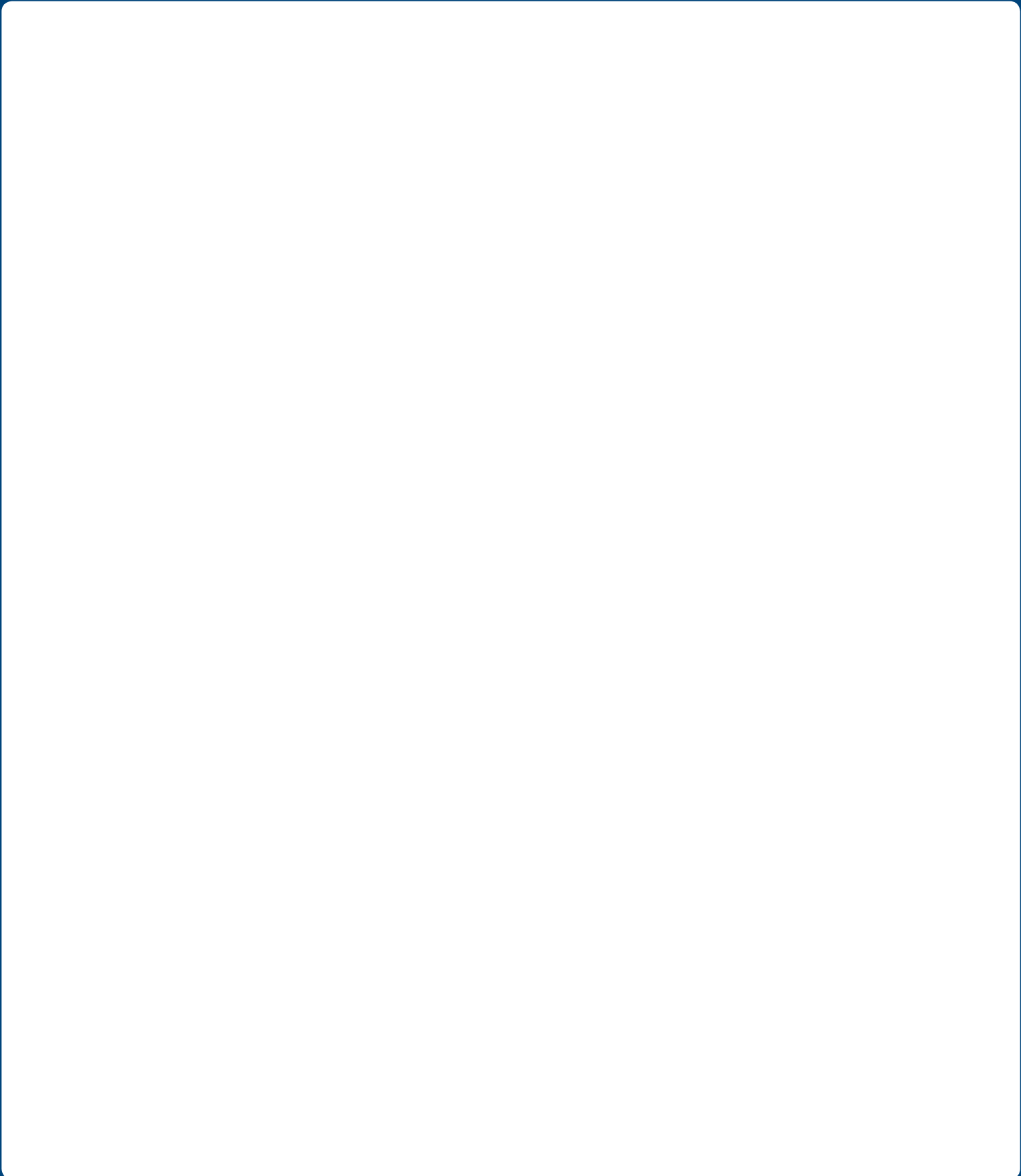
Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

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 take the slip road off signposted Pendine Laugharne. At the T-junction turn left and continue on this road for 400 yards and turn left towards the traffic lights in St Clears. Carry straight on signposted Llangynin, turn right, after 300yards signposted Llangynin. Travel along for approximately 7 miles through the villages of Llangynin and Llanboidy up to the T-junction. Turn left signposted Whitland. Continue for just over a mile and at the small village of Cross Hands at the crossroads turn right signposted Llanglydwen. Continue on this road for approximately ¾ mile and the entrance to the property will be found on a sharp left hand bend immediately on the right hand side with a low walled entrance and cattle grid.



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Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E		48	
(21-38) F		31		(21-38) F		28	
(1-20) G			53	(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

**John.
Francis**