

Ref: 01le93

Lletty Mawr, Pantyllwyn, Near Carmel, Carmarthenshire, SA18 3JU

**Impressive 3/4 Bed Country Property with Stone Barn (scope conversion s.t.p.p.),
4 Stables, Pasture Paddock, Circa 2.8 Acres in all (t.b.c.), Glorious Panoramic Views**

A48/M4-link road access at Cross Hands 4 miles, Llandeilo 6 miles, Carmarthen 16 miles, Llanelli 16 miles



Set in the rural community of Pantyllwyn, this spacious family house is an excellent barn conversion, originally completed during the 1960s but updated more recently to provide a beautifully presented residence with wood effect double glazing, oil-fired central heating. In brief, the accommodation offers:

Ground Floor: Reception Hall, Kitchen/Dining Room, Utility/Cloakroom, Lounge, Sitting Room/Bedroom 4; First Floor: 3 Double Bedrooms, Bathroom.

The property also offers a delightful Stone Barn (ideal for conversion to a holiday letting cottage, subject to planning permission being obtained), adjoining range of 4 Stables, attractive gardens, a small orchard, and a pasture paddock. The whole amounts to approximately 2.81 Acres (to be confirmed). The superb open views are a feature of the property, stretching far across the countryside towards Golden Grove and the Towy Valley.

The property occupies a rural hamlet location, yet enjoys a good road network with quick access to the A48/M4-link road at Cross Hands, where there is a large retail and business park. Llandybie village is about 2 miles away with a primary school, convenience store, pubs, small railway station on the Heart of Wales line to Swansea, and an 18-hole golf course on the outskirts. There is a secondary school 4½ miles away at Ffairfach and another at Ammanford, 4 miles. Popular Llandeilo is about 6 miles away with market town amenities, whilst the larger centres of Carmarthen and Llanelli are both about 16 miles distance with general hospitals, railway stations, excellent shopping, etc. There is plenty to see and do within easy driving distance including the local Carmel Nature Reserve, the National Botanic Garden of Wales, Dinefwr Park, historic castles, Brecon Beacons National Park, the Millennium Coastal Park and Ffos Las Racecourse near Llanelli, and the magnificent Gower Peninsula.

Price Guide: £399,999



Rural hamlet location ...



... with far reaching views



THE ACCOMMODATION COMPRISES:

With wood-effect double glazing, oil-fired central heating, some oak flooring, and pine latched doors throughout.

Ground Floor –

- RECEPTION HALL:** 9'8" x 8'. A half glass-panelled door leads into the Reception Hall with tiled floor, exposed ceiling timbers, window to the side aspect, door into the Utility/Cloakroom, and step up and opening through to the Kitchen/Dining Room.
- UTILITY/CLOAKROOM:** 7'9" x 4'7". Close coupled W.C., Belfast sink, Potterton oil-fired boiler serving the central heating and hot water system, plumbing and space for a washing machine and tumble dryer, tiled floor, window to the rear aspect.
- KITCHEN/DINING ROOM:** 15'1" x 13'6". Multi-fuel stove on a raised brick hearth, farmhouse-style fitted kitchen units, larder unit, Belfast sink, solid wood work surfaces, built-in dishwasher, space for a range-style cooker with tiled surround, ample space for an upright fridge/freezer, tiled floor, exposed ceiling beams, window to the front aspect, door through to the Inner Hallway, and wide opening and two steps down to the Lounge.
- LOUNGE:** 18'3" x 16'8". Oak flooring, exposed ceiling timbers, one exposed stone wall, two windows to the rear aspect and fully glazed French doors to the side, all enjoying wonderful country views and accessing the garden, further French door with side glass panel on the other side of the room, looking towards to the entrance driveway and across the small orchard.
- INNER HALLWAY:** A split-level hallway/landing with an opening off to the Sitting Room//Bedroom 4, and staircase leading up to the main landing.
- SITTING ROOM/
BEDROOM 4:** 15'3" x 10'7". Wood flooring, dual aspect with window to the front and window to the rear.

First Floor –

- LANDING:** Oak flooring, window to the rear aspect, access to the loft, partially exposed timbers, doors off to 3 Bedrooms and Bathroom.
- BEDROOM 1:** 18'3" x 17'4" max. (L-shaped) Oak flooring, dual aspect with window to the rear and window to the side enjoying the gorgeous views.
- BEDROOM 2:** 17'5" x 12'4". Oak flooring, built-in double cupboard and airing cupboard with louvred doors, feature mid-level timber door accessing large loft space for storage, recess with shelving, two windows to the front aspect.
- BEDROOM 3:** 16'3" x 8'9". Oak flooring, dual aspect with window to the side offering superb far reaching views, and window to the front.
- BATHROOM:** 7'9" x 7'8". Exposed floorboards, white suite comprising bath with shower over curtain rail, and tiled surround, pedestal wash hand basin, and close coupled W.C., extractor fan, and window to the side aspect.

Kitchen/Dining Room





Wide opening through to the Lounge



Other aspects of the Lounge





Sitting Room/Bedroom 4



Other aspects of Sitting Room/Bedroom 4



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



APPROACH, OUTBUILDINGS, LAND:

THE APPROACH & SETTING:

The property is approached along a quiet country lane in the rural hamlet of Pantyllyn – a charming setting with sublime panoramic views across the green rolling countryside of Carmarthenshire. The property's gated entrance leads into a gravelled driveway accessing the residence, stone barn and stable range. There is ample parking/turning space.

Though rural, this area is convenient for travel by road – the A476 can be accessed a mile westerly at Carmel, leading to the A48/M4-link road at Cross Hands, and the long A483 (Swansea to Chester) road can be joined 1.3 miles easterly, accessing Llandeilo, Llandybie and Ammanford locally.

On the other side of the approach lane, beyond the hill and southwards, the Carmel Woods Nature Reserve provides mixed habitats for wildlife and interesting geology (former limestone quarrying area now restored as a natural amenity). The legendary sleeping warrior Owain Lawgoch still rests in a cave there, waiting to be called upon to free his land from oppression!

STONE BARN:

23'5" x 15' (internally). A most attractive stone barn with a profile roof – ideal for conversion, subject to the necessary planning permission being obtained, perhaps for a holiday letting cottage.

(N.B. We understand that the vendors have approached the planning department with the idea of conversion to a holiday let and received a favourable reaction – although a formal application would of course be required.)

ADJOINING RANGE OF 4 STABLES:

Adjoining the Stone Barn, a range of 4 Stables presently used for storage and hobby studios, but which could easily be reinstated for stabling. Concrete floors, power and lighting connected.

Stable 1: 14'0" x 12'7"

Stable 2: 12'2" x 12'8"

Stable 3: 12'3" x 12'8"

Stable 4: 11'4" x 12'7"

GARDENS AND LAND:

We are informed that the property amounts to approximately 2.81 Acres in all (to be confirmed).

There is a small orchard on the right hand side of the entrance driveway, patio areas by the house, and a delightful, easy to manage, landscaped garden with neat lawn and pretty beds and borders well stocked with a variety of traditional flowering perennials, herbaceous plants, and specimen shrubs. An area has been allocated for a raised bed, although this could provide a further seating area to relax and enjoy the views. The beautiful panoramas certainly add another dimension to this property.

There are two gated entrances into the property's pasture paddock, one from the garden and the other by the entrance gate into the driveway. The paddock is gently sloping in nature and bounded by a mix of fencing and hedging.

The Stone Barn ...



... and Adjoining Range of 4 Stables









SERVICES: We understand that the property is connected to mains electricity, mains water and mains drainage. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX: We are informed that the property is within Council Tax Band "F" (Carmarthenshire County Council)

FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

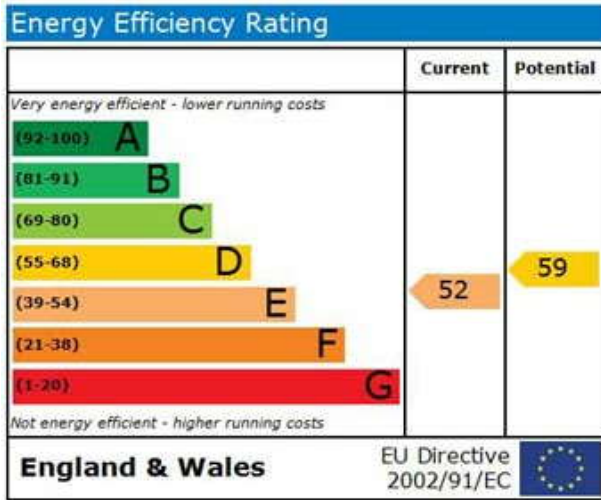
TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING: **Only by prior appointment with the Sole Selling Agents –**

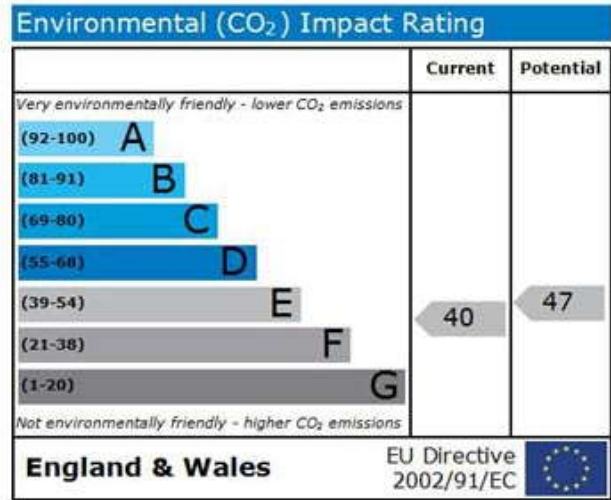
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ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

NOTES:

PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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