

Parc Y Berllan, Ffynnon-ddrain, Carmarthen, SA31 1TY

Private and Rural 3 Bedroomed Country Residence, very attractive detached Stone Outbuilding with Workshop, Potential Studio & Store, separate Timber Double Garage. Delightful, predominantly wooded Gardens & Grounds with orchard, soft fruit area, raised vegetable beds, sizeable natural pond, all providing a superb wildlife haven, Circa 1.30 acres in all (TBC).

Carmarthen town centre less than 2 miles, Llansteffan (Coast) 10 miles, Cardigan 25 miles, Swansea 29 miles



This handsome, believed to be Victorian, farmhouse is stone built with rendered elevations under a slate roof, (former renovations we were informed included roof felting, insulation and a damp course). The property has the benefit of double glazing, oil-fired central heating and a supplementary solar-powered water-heating system. The accommodation comprises in brief:

Accommodation: Ground Floor: Sitting Room, Lounge, Large Kitchen/Dining Room with Rayburn, Garden Room, Utility Room/Cloakroom, rear Porch and Conservatory. First Floor: Principal capacious Bedroom with En Suite Shower Room, two further Double Bedrooms, and a family Bathroom. There is an adjoining Car Port and Store Room.

Externally: There is a timber Double Garage and Workshop and a most attractive Detached Stone Outbuilding.

Grounds: The extensive gardens and grounds provide a lovely secluded setting for the residence and include flower and vegetable beds, an orchard and soft fruit area, abundant trees and shrubs, a polytunnel and a pretty sizeable natural pond. The remains of the original old farmhouse within the grounds provide a charming, feature, seating area. The whole we understand amounts to circa 1.3 acres (tbc).

The property enjoys an extremely tranquil and rural location surrounded by farmland in a picturesque region of gentle hills and valley streams, yet is less than 2 miles from the county town of Carmarthen situated on the meandering Towy River. The town provides good shopping and leisure amenities, schools, a university college, general hospital, railway station, (West Wales line), and a good road network including the A48/M4-link road. Carmarthen's 18-hole golf course is only 3 miles away, and there are numerous visitor attractions and sandy beaches and coves within easy driving distance.

Price Guide: £525,000

THE ACCOMMODATION COMPRISES:

With double glazed uPVC windows, oil-fired central heating, extra-wide wood panelled internal doors, slate slab flooring and lovely countryside views.

- ENTRANCE:** Open porchway with pitched slate roof and wooden front door half glazed with decorative coloured glass and daylight panel above, leading into the spacious Entrance Hall.
- ENTRANCE HALL:** 29' x 7'8" max. Slate slab flooring, staircase to the first floor, understairs storage area, doors off to the Sitting Room, Lounge, and Kitchen/Dining Room, and half glazed door at the rear into the Garden Room.
- SITTING ROOM:** 12'6" x 11'6". Solid chestnut wood flooring, fireplace with slate hearth housing a woodburning stove, shelved recesses either side of the fireplace and window to the front aspect.
- LOUNGE:** 14'8" x 13' max. Fireplace housing a wood burning stove on a slate hearth, exposed ceiling timbers, window with deep sill to the side aspect and further window looking into the rear Garden Room.
- KITCHEN/DINING ROOM:** 26' x 13'4" overall. Accessed via two doors from the Entrance Hall, one into the Dining Area and one into the Kitchen Area.
- Dining Area:**
14'10" x 13'6". Slate slab flooring, window to the front aspect, and full-width opening into the Kitchen.
- Kitchen Area:**
12'8" x 10'4". Slate slab flooring, cream wood farmhouse-style base units with hornbeam hardwood work surfaces, twin bowl stainless steel sink unit with single drainer and mixer tap, Pine wall units. Rayburn 'Heatranger' oil-fired cooking range which also serves as the central heating and hot water system, cooker control point with space for an electric/LPG gas oven, slate backdrop, space for a refrigerator, one window to the side aspect and one window to the rear looking into the Garden Room.
- REAR GARDEN ROOM:** 28' x 7'2". Quarry tiled floor, three windows to the rear overlooking the gardens, door into Utility Room/Cloakroom, and half glazed door leading to the rear porch, (providing access to the side conservatory).
- UTILITY ROOM/
CLOAKROOM:** 7'2" x 5'. Quarry tiled floor, base unit with marble-effect work surface and stainless steel sink unit, plumbing and space for a washing machine, W.C., frosted-glass window to the side.
- REAR PORCH:** 8'2" x 5'5". Quarry tiled floor. Half glazed external door and fully glazed door into the side conservatory.
- CONSERVATORY:** 24' x 6'10". Windows on two sides. Glazed roof with two roof windows and roof blinds. Paved flooring.

First Floor –	Staircase from the Entrance Hall leads up to the first floor landing.
LANDING:	14' x 8'3", (including stairwell). Access to the loft, airing cupboard, window to the rear aspect, doors off to the accommodation as follows:
PRINCIPAL BEDROOM :	20'3" x 11'8" increasing to 15'6", (L-shaped room). Built-in wardrobes and further overhead units. Two windows to the front aspect with beautiful views across the gardens, outbuildings and countryside beyond.
EN SUITE SHOWER ROOM:	Shower enclosure, vanity unit with inset wash hand basin and W.C. Heated towel rail.
BEDROOM 2:	15'8" x 11'. Window to the front aspect, again with delightful garden and countryside views.
BEDROOM 3:	11'10" x 10'8", (excluding wardrobes). Wall-to-wall built-in wardrobes, window to the rear with a lovely aspect across the rear gardens and countryside beyond.
BATHROOM:	10'4" x 6'6". White suite comprising bath with shower over and glass shower screen. Pedestal wash hand basin, and W.C. Heated towel rail, exposed painted floorboards and window to the rear aspect.

N.B. Floorplans on pages 5 and 6.

EXTERNALLY:

THE APPROACH:	The property is approached from a no-through road country lane and then via a long access right of way off the lane and continues, crossing two cattle grids, to the property itself where there is ample parking and turning space.
CAR PORT:	13'10" x 7' max. Carport at the side of the residence with door at the rear and door leading through to a Store Room housing the water filtration system, with window to the side.
DETACHED TIMBER DOUBLE GARAGE:	23'4" x 22', (overall internally). Detached, insulated, timber double garage with Onduline roof, concrete floor, power and lighting connected, accessed via two sets of double vehicular doors at the front and vehicular door at the rear. Mezzanine loft room above, accessed via a wooden ladder-style staircase.
LOG STORE:	Timber framed building with domed corrugated roof situated to the rear of the Garage, providing a storage area for logs.

DETACHED STONE BARN:

A very attractive period outbuilding in a lovely setting opposite the residence, being stone built with a slate roof, the main part of which provides a Workshop with Craft Room above, and the remainder comprises a Store Room, and an ingenious Barbecue Room in the end section.

WORKSHOP and STUDIO:	Ground Floor Workshop: 15' x 13'3". Accessed via double vehicular doors at the front.
	First Floor Craft Room/Studio: 15' x 13'3". Accessed from the side via slate steps which lead up from a small wall-enclosed cobbled yard, (part of the remains of the original farmhouse). Pitched roof with two Velux roof lights at the rear and a window to the front aspect. The room has been boarded and has 13 amp wiring.

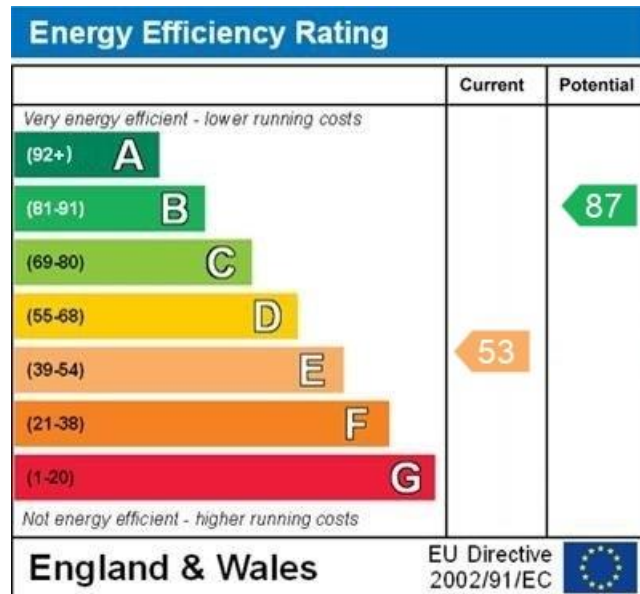
ADJOINING STORE: 13'2" x 7'3". Store Room with pitched roof, accessed via a pedestrian door to the front.

ADJOINING ROOM: Adjoining the Store Room there is a further area with a timber and polycarbonate roof, concrete floor, pedestrian door access at the front, small window, and semi-open end wall.

GARDENS AND GROUNDS: The property amounts to approximately 1.30 acres (tbc), with the gardens and grounds providing beauty, tranquility, seclusion and year-round interest. There are lawned areas, a wide variety of specimen shrubs and trees, flower beds, vegetable and soft fruit beds, an orchard area, and a natural pond – all offering a haven for birds and other wildlife.

Between the stone outbuilding and the garage are the stonework remains of the original old farmhouse – a romantic memento of bygone days – now providing a charming walled courtyard garden with quiet, relaxing seating areas.

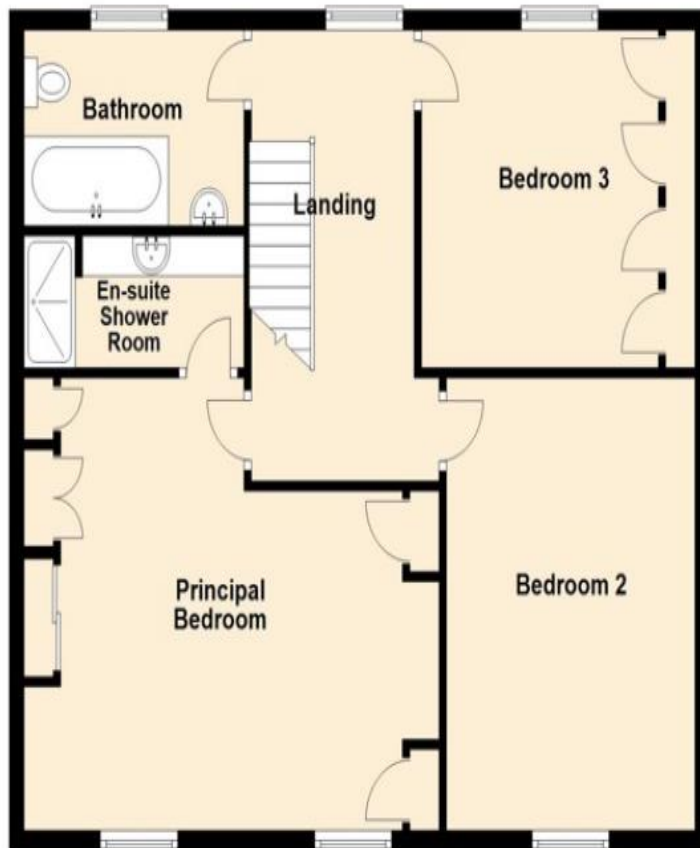
ENERGY PERFORMANCE GRAPH



Ground Floor



First Floor



SERVICES:

We understand that the property is connected to mains electricity and has a private bore-hole water supply and a private drainage system. The residence has oil-fired central heating and also a solar water-heating system. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We understand that the property is within Council Tax Band "F". to confirm.

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 –
PROFILE HOMES
Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com**

THE LOCATION:

Carmarthen centre is less than 2 miles southerly from the property, the ancient county town and administrative centre combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known stores such as Marks & Spencer, Curry's, Tesco, Morrisons, Next and a Multi-screen Cinema. The town has primary and secondary schools, a leisure centre with swimming pool (near the High School at Johnstown), Trinity college university, art galleries, library, and heritage centre, plenty of pubs, clubs, hotels, and restaurants, and doctor's and dentist's surgeries. The railway station is on the West Wales line (for Pembrokeshire westwards and to Swansea-Cardiff-Bristol-London eastwards), and main roads radiate out to all regions, including the A40, A48/M4-link road, A484 and A485. The West Wales Glangwili General Hospital is at the edge of town (3 miles or so easterly from the property).

Carmarthen's 18-hole Golf Course is only 3 miles from the property northwards. **Carmarthen Showground** is about 7 miles from the property south-westerly, where events are held throughout the year..

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.

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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