We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold. Grade 2* listed building.
SERVICES: Mains electric, sewerage and water connected. Oil central heating system. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'E'

WHAT3WORDS//////beads.deluded.differ

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

Take on AJS/SC/0526/OK

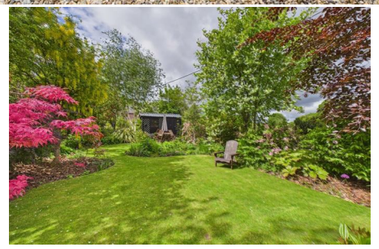
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

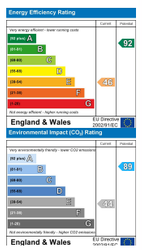
22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk
TELEPHONE: 01554 759655

01554 759655
www.westwalesproperties.co.uk



Felin Wen & Barn Penpound Lane, Llandybie, Ammanford, Carmarthenshire, SA18 3JE

- **Grade 2* Listed Mill House, Converted Barn & 0.34 Acre Field**
- **One Bedroom & Open-plan Lounge/Kitchen/Diner In Barn**
- **Lovingly Restored By Current Vendors**
- **Idyllic Location & Stunning Properties**
- **A Must View!**
- **Three Bedrooms & Open-plan Lounge/Kitchen/Diner In Main House**
- **Could Suit Multi-generational Living Due To It's Versatility**
- **Bags Of Character & Charm Surrounded By Natural Beauty Of Countryside & Streams**
- **Village Location**
- **EPC RATING C. COUNCIL TAX BAND E.**

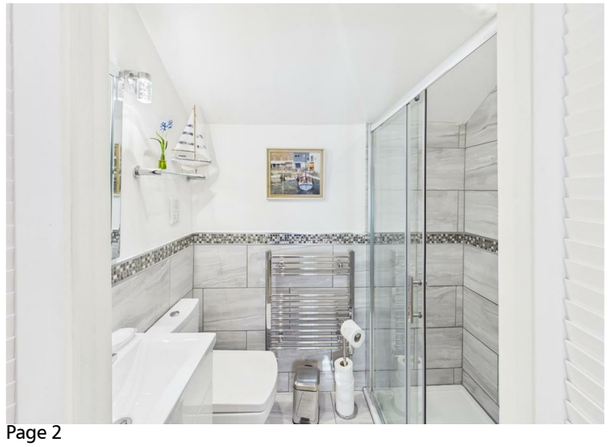


Offers Invited £484,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk TELEPHONE: 01554 759655

The Agent that goes the Extra Mile



A "picture perfect" property which oozes character and charm in an idyllic setting with a backdrop of fields and streams! Felin Wen and Barn, a grade 11 property which has been lovingly restored, from once a ruined mill and longhouse into what we see now. Sitting pretty and proud and reached by a small bridge over the River Marlais this property is immaculately presented with stunning features for the original cast-iron mill spur wheel in the kitchen to the Welsh limestone floors. Situated just a short walk into the village of Llandybie you will be blown away for what greets you behind the door of both properties, and with an added bonus of a separate parcel of land this property has a lot to offer the lucky purchaser. Call us today on 01554 759655 to arrange your viewing and be blown away! EPC RATING C. COUNCIL TAX BAND E.

Original Mill now the main house, comprises of : Entrance hallway, two double bedrooms and cloakroom with wet room area, cupboard which houses a washing-machine, bespoke Oak staircase to the first floor that takes you to a second landing, into open -plan kitchen/diner and lounge area and French doors leading out to the garden, stairs to the second floor which takes you to the master bedroom, walk-in wardrobe and through to an open bathroom area with a free-standing roll-top bath that overlooks open countryside fields.
The Barn comprises of : open-plan lounge/kitchen/diner, small hallway into bedroom with two fitted double wardrobe space and an en-suite shower-room.
Plot of land which measures approx. 0.36 of an acre (Promapped SC/05/26) is situated at the start of Penpound Lane to the right-hand side.

..AGENTS VIEWING NOTES

AN INTERESTING READ .....

FELIN WEN HOUSE :

ENTRANCE HALL

BEDROOM 2

BEDROOM 3

CLOAKROOM WITH WET-ROOM

ADDITIONAL HALLWAY

UTILITY CUPBOARD

LANDING

OPEN-PLAN LOUNGE/KITCHEN/DINER

LANDING

MASTER BEDROOM

BATHROOM AREA

BARN :

OPEN-PLAN LOUNGE/KITCHEN/DINER

HALLWAY

BEDROOM

EN-SUITE SHOWER ROOM

SEPARATE FIELD

DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.