

Ground Floor



First Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

View: By appointment with the Agents.  
Services: We have not checked or tested any of the Services or Appliances.  
Tenure: We are advised: Freehold  
Tax: Band: C

AGENTS VIEWING NOTES: We would respectfully ask you to call our office before you view this property internally or externally

EJL/SLE/08/21/OK EJL

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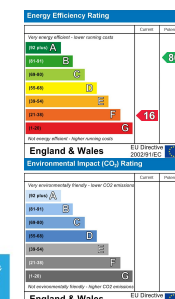


## Bristol House, 1 Maes Yr Eglwys, Llansaint, Kidwelly, Carmarthenshire, SA17 5LE

- Stone Built Cottage
- 3 Bedrooms
- 3 Reception Rooms
- Games Room
- Electric Central Heating
- End of Terrace
- Bathroom and En-Suite
- Kitchen
- Garage
- EPC Rating: G

Offers In The Region Of £220,000

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*The Agent that goes the Extra Mile*





**\*\*VIRTUAL VIEWING AVAILABLE\*\***

Situated in the sought after rural village of Llansaint, this characterful three bedroom cottage benefits from electric central heating and double glazing.

With exposed beams, exposed stone walls and feature fireplaces in most rooms, the accommodation briefly comprises: On the ground floor: Entrance Hall, Sitting Room, Living Room with dual aspect windows and a patio door which leads out to the rear garden, Dining Room, and Kitchen with a range of fitted base and eye level units and the back door. The first floor houses the Landing, Family Bathroom with bath, WC and washbasin and three bedrooms one of which has an En-Suite Shower Room.

Externally, there is a walled paved area at the front of the property and an enclosed multi-level gravelled garden to the rear of the property, with a brick-built barbecue and a feature raised plant bed. Additionally, there is a Garage that has a further room leading off it, which is ideal for use as storage or a games room, this room could be linked through to the main property subject to planning permission.

Llansaint is a small village situated just under two miles from the town of Kidwelly, with its schools, amenities, and the beautiful Norman Castle. The village includes a church, a public house and has a useful bus service, and is located just under two and a half miles to the village of Ferryside with its beaches.

Ferryside or Glan-Y-Fferi (in Welsh) is a beautiful fishing village with a vibrant community spirit. Located within 10 miles of the County Town of Carmarthen this village has incomparable views over the Towy Estuary and Llansteffan. With many walks, events and beautiful beaches, there is always something to do in this delightful village. Ferryside has a train station with trains running regularly between Fishguard Harbour and London Paddington and boasts a village shop, post office, pubs and hotels and has a lifeboat and yacht club.

**Hallway**

3'6" x 13'4" (1.08m x 4.07m)

**Sitting Room**

9'5" x 10'2" (2.88m x 3.10m)

**Dining Room**

9'8" x 12'2" (2.96m x 3.72m)

**Living Room**

11'10" x 19'11" (3.61m x 6.09m)

**Kitchen**

6'2" x 9'4" (1.88m x 2.85m)

**Landing**

9'10" x 4'9" (3.00m x 1.45m)

**Bedroom 1**

14'7" x 9'11" (4.45m x 3.03m)

**Inner Hall**

3'0" x 15'5" (0.93m x 4.71m)

**Bathroom**

5'11" x 9'5" (1.82m x 2.89m)

**Bedroom 2**

11'1" x 7'8" (3.38m x 2.35m)

**Bedroom 2 En-Suite**

3'3" x 6'3" (1.00m x 1.93m)

**Bedroom 3**

8'4" x 11'5" (2.55m x 3.48m)

**Games/Store Room**

15'8" x 8'5" (4.78m x 2.58m)

**Garage**

16'2" x 10'4" (4.93m x 3.17m)



**DIRECTIONS**

Head out of Carmarthen on the A484 towards Kidwelly. Reaching the roundabout at Kidwelly take a right into the village. Follow the road, until reaching a sharp right hand turning by a Spar shop. Follow this road until taking a left hand turning signposted Llansaint. Continue onto Heol Gwermont and continue straight onto Maes Yr Eglwys, where the property can be found on the left hand side.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.