



Plas Y Fer , Mynyddcerrig, Llanelli, SA15 5BL

Offers in the region of £350,000

Nestled in the charming village of Mynyddcerrig, Llanelli, this delightful stone cottage offers a perfect blend of rustic charm and modern comfort. With three bedrooms, this home is ideal for families or those seeking a peaceful retreat.

The cottage is set in a picturesque rural setting, surrounded by greenery and stunning countryside views, making it a haven for nature lovers. The gardens are a delightful feature, offering a tranquil outdoor space to enjoy the fresh air and beautiful surroundings.

For those with vehicles, the property provides convenient parking for up to four cars, ensuring that you and your guests can come and go with ease. The two bathrooms add to the practicality of the home, catering to the needs of a busy household.

This enchanting cottage is not just a home; it is a lifestyle choice, offering a serene escape from the hustle and bustle of city life while still being within reach of local amenities. If you are looking for a property that combines character, comfort, and a stunning rural backdrop, this cottage in Mynyddcerrig is certainly worth considering.

Ground Floor

Ornate steel entrance door with separate mesh insert to deter insects to

Lounge

15'5" x 14'10" red to 9'4" (4.71 x 4.53 red to 2.85)



with stairs to first floor, multi fuel fire, 2 radiators, tiled floor, textured and beamed ceiling and 2 uPVC double glazed windows to side and one to front.

Kitchen

15'3" x 11'5" (4.67 x 3.5)



with range of fitted base units, stainless steel one and half bowl sink unit with mixer taps, 4 ring electric hob and oven under, electric AGA Range, under stairs cupboard, part tiled walls, tiled floor, radiator, beamed and coved ceiling and uPVC double glazed window to front and side.

Utility

6'11" x 16'2" (2.11 x 4.94)



with tiled floor, radiator, roof window and uPVC double glazed window to rear and door to rear.

Downstairs Shower Room

6'7" x 8'6" (2.02 x 2.6)



with low level flush WC, vanity wash hand basin, shower enclosure with electric shower, part tiled walls, tiled floor, tongue and groove ceiling, radiator and uPVC double glazed window to rear.

First Floor

Landing

with hatch to roof space.

Bedroom 1

15'3" x 12'9" inc to 11'0" (4.67 x 3.9 inc to 3.37)



with airing cupboard with slatted shelves and radiator, radiator and uPVC double glazed window to front.

L Shaped Bedroom 2

9'1" red to 6'1" x 8'11" red to 5'7" (2.77 red to 1.87 x 2.74 red to 1.71)



with radiator and uPVC double glazed window to front and side.

Bedroom 3

6'5" x 6'10" (1.96 x 2.1)



with radiator and uPVC double glazed window to front.

Bathroom

5'7" x 8'10" (1.71 x 2.7)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, tiled walls, tiled floor, heated towel rail, downlights and uPVC double glazed window to side.

Outside



with off road parking for 3/4 cars, detached garage, lawned gardens, pond and mature shrubs and trees.

Services

Mains electricity, water and drainage. Septic Tank

NOTE

All internal photographs are taken with a wide angle lens.

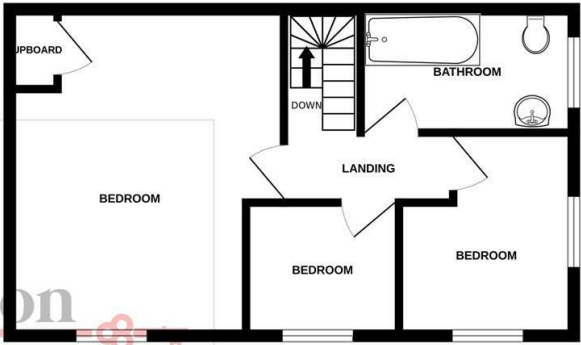
Directions

From Cross Hands roundabout take the A48 turning for Carmarthen and continue on the road and turn left signposted Foelgastell, at the end of the road turn right and then second left. Continue on this road until you come to the B4310 junction, turn right and immediately left, follow this road and at the junction turn right. At the junction turn right and follow the road and the property can be found on the left hand side, identified by our For Sale board.

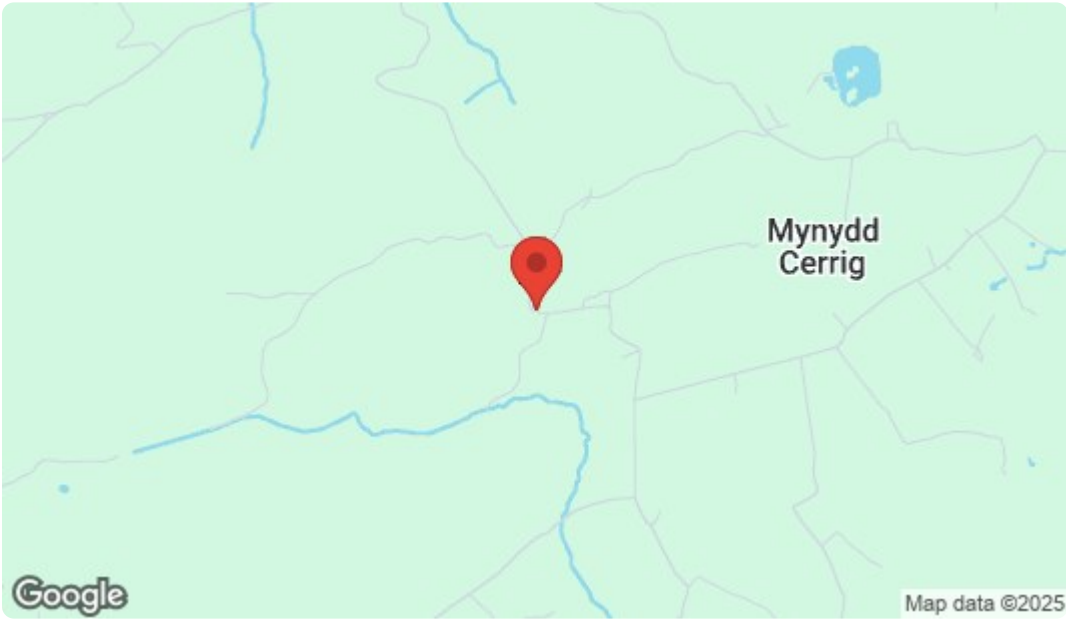
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.