



### **3 The Old Creamery Heol Cennen, Ffairfach, Llandeilo, SA19 6UH**

**Offers in the region of £360,000**

An opportunity has arisen to purchase this unique property which has been tastefully converted into superb, deceptively spacious living accommodation. Set in the village of Ffairfach, on the edge of the popular market town of Llandeilo which offers a range of individual shops, primary and secondary schooling, doctors and dentist. Accommodation comprises entrance hall, open plan lounge/kitchen/diner, utility room, WC, 3 bedrooms one with en suite, family bathroom, boiler room and basement. The property benefits from underfloor gas central heating, uPVC double glazing, off road parking for 3 cars, small gravelled gardens and garage.

## Ground Floor

uPVC double glazed entrance door to 4'7" x 3'7" (1.4 x 1.1) porch.

## Entrance Hall

38'1" x 3'10" inc to 12'2" (11.62 x 1.18 inc to 3.73)

with stairs to first floor, under stairs cupboard, engineered oak floor, coat hooks and uPVC double glazed window and door to rear.

## Lounge/Kitchen/Diner

21'3" x 28'4" (6.48 x 8.65)



with range of fitted base and wall units, display cabinets, stainless steel one and half bowl sink unit with monobloc tap set in central island with granite work surface, 5 ring gas hob with extractor over, 2 electric ovens, integrated automatic dishwasher, integrated fridge/freezer, engineered oak floor and 3 uPVC double glazed windows to rear and French doors to detached balcony over looking river Cennen.

## Utility Room

2'10" x 8'0" (0.87 x 2.46)

with plumbing for automatic washing machine, manifold for underfloor heating and tiled floor.

## WC

4'7" x 3'7" (1.4 x 1.1)



with low level flush WC, vanity wash hand basin, part tiled walls, tiled floor and extractor fan.

## First Floor

### Landing

with engineered oak floor and 3 roof lights to front.

### Bedroom 1

15'9" x 12'1" (4.82 x 3.7)



with vaulted ceiling and uPVC double glazed window to side and rear.

## En Suite

5'2" x 8'8" (1.59 x 2.66)



with fitted low level flush WC, vanity wash hand basin with drawers under, walk in shower with mains dual head shower, tiled floor, part tiled walls, wall mounted mirror, heated towel rail, extractor fan and uPVC double glazed roof light to rear.

## Bedroom 2

15'8" x 9'11" (4.8 x 3.04)



with vaulted ceiling and uPVC double glazed window to rear.

## Bedroom 3

9'6" x 11'8" (2.92 x 3.56)



with part vaulted ceiling and uPVC double glazed window to rear.

## Bathroom

12'11" x 6'6" (3.96 x 1.99)



with fitted low level flush WC, vanity wash hand basin with drawers under, panelled bath, shower enclosure with dual head mains shower, part tiled walls, tiled floor, shaver point, wall mounted mirror, heated towel rail and 2 uPVC double glazed windows to rear. Door to

## Boiler Room

8'1" x 2'11" (2.47 x 0.91)

with wall mounted gas boiler providing domestic hot water and central heating, manifold for underfloor heating and tiled floor.

## Outside



with parking for 3 cars and an electric car charging point, steps down to front door, small gravelled gardens to rear with outside tap and light.

## Basement

21'5" x 41'0" max (6.55 x 12.5 max)



with double glazed window to side and 2 double glazed windows to rear.

## Garage

33'9" x 14'9" (10.3 x 4.5)  
part brick and timber garage with double doors.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band E

## NOTE

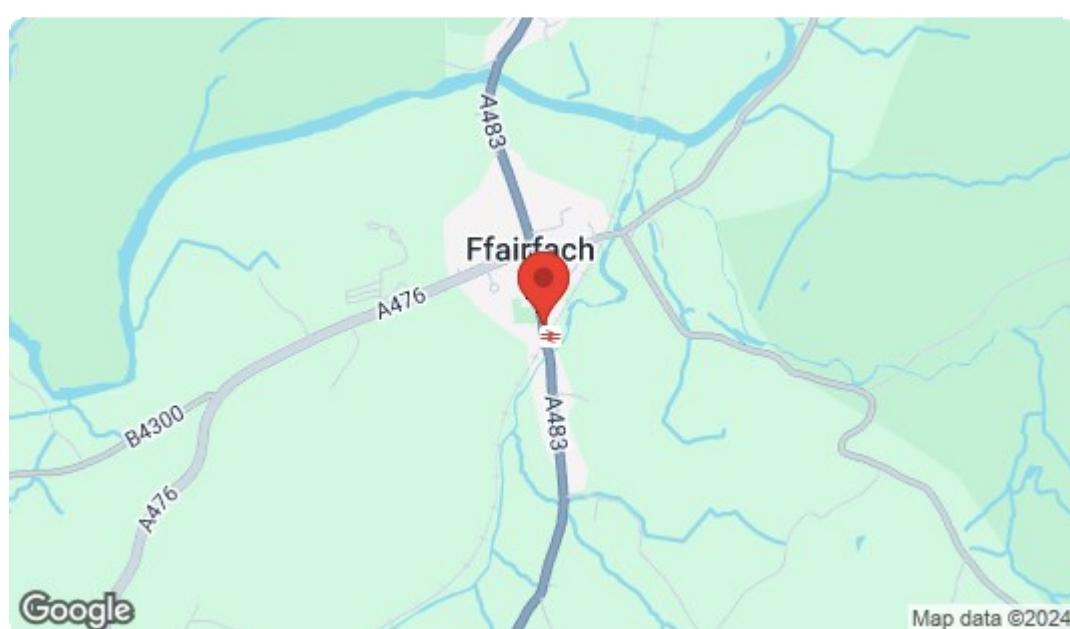
All photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on College Street and travel for approximately 6 miles through the village of Llandybie to Llandeilo, as you enter Ffairfach and the property can be found on the left hand side identified by our For Sale board.



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		97
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.