



## **Croesfaen Uchaf Llandeilo, Carmarthenshire, SA19 7NG**

**Offers in the region of £465,000**

A delightful smallholding of 5 acres set in wonderful south east facing direction, commanding fabulous views over the Towy valley countryside towards the Black mountain range. The property comprises an attractive period farm house, together with adjoining stone range, the property is in need of modernisation and provides the following accommodation. Entrance porch; reception hall; sitting room; kitchen/ living room with inglelook fireplace; 3 bedrooms and bathroom. Oil fired central heating. UPVC double glazing. The property stands in attractive mature grounds with many specimen trees and shrubs, together with areas of lawn garden. Stone built barn, together with adjoining pigsty and store room. 2 pasture paddocks, amounting to 4 acres or thereabouts.

Viewing highly recommended, book a viewing today!

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## **ENTRANCE PORCH 6'6" x 3'5" (2.0 x 1.06)**

UPVC French doors to front elevation.

## **RECEPTION HALL 7'4" x 5'5" (2.24 x 1.66)**

Built-in cupboards.

## **SITTING ROOM 17'6" x 9'6" (5.34 x 2.90)**

Open fireplace. Wall recess with shelves. Radiator.

## **KITCHEN/ LIVING ROOM 17'1" x 14'5" (5.23 x 4.41)**

Single drainer stainless steel sink unit. Fitted range of base cupboards with worksurface. Feature brick Inglelook style fireplace incorporated oil fired boiler that serves the heating requirements. Bread oven. Built-in wall cupboards. Radiator.

## **INNER LOBBY**

Storage area. Stairs to first floor. Radiator.

## **FIRST FLOOR LANDING 8'6" x 6'5" (2.60 x 1.96)**

Built-in cupboards.

## **BEDROOM 18'2" x 9'6" (5.54 x 2.90)**

Built-in wardrobes. Radiator.

## **BEDROOM 11'0" x 8'6" (3.36 x 2.60)**

Radiator.

## **BEDROOM 9'8" x 7'3" (2.95 x 2.21)**

Built-in wardrobes. Radiator.

## **BATHROOM 10'2" x 5'4" (3.10 x 1.65)**

Panelled bath. Pedestal hand basin. Low level WC. Built-in linen cupboard with radiator and shelves. Radiator.

## **OUTSIDE**

The property is approached from the county road via a spacious hardcore entrance drive that leads up to the front courtyard, alongside which is the traditional barn

## **BARN 13'2" x 6'10" (4.03m x 2.10m)**



## **LEAN TO PIG STY**

with loft above.

## **GROUNDS**



Crosfaen Uchaf stands in spacious mature grounds that surround the house with areas of lawn with well stocked herbaceous borders and many impressive mature trees and shrubs.

## **LAND**



The land is arranged in two paddocks of south facing pasture land which are on a gentle slope that lead down to a small wooded area with stream

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## SERVICES



We are advised that the property is connected to mains electricity and water. Private drainage

## TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion.

## COUNCIL TAX

We are advised that the property is in Band ' ' and that the liability for the year 2022/23 is £

## EDUCATION

A wide range of state schools are to be found in Llandeilo, Ffairfach, Gorslas and Carmarthen (the latter two offer Welsh language secondary) - [www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk). Private schools include Llandovery College, St Michaels, Llanelli and Christ College, Brecon (independent schools [www.isc.co.uk](http://www.isc.co.uk))

## SPORTING AND RECREATIONAL



There are wonderful opportunities for walking, mountain biking and cycling from the property. The Rivers Towy and Cothi are noted for their Salmon and Sewin (Sea trout) fishing, membership of associations is by application. There are Golf courses at Llandybie, Garnant and Carmarthen. The town of Llandeilo offers Rugby, Football, Tennis and Bowls clubs. The area is noted for its ancient castles and Gardens, with Carreg Cennen castle, Dinefwr Park, Aberglasney and the Botanic

Garden of Wales within a short drive. The extensive Gower, Carmarthen and Pembrokeshire coastline are within an hours drive.

## LOCATION



## DIRECTIONS

From Llandeilo the property is located by taking the B4302 towards Talley for just over 2 miles then turn left by Hope Farm, proceed for a short distance and the property will be found on the left hand side

## VIEWING



By appointment with BJP

## OUT OF HOURS CONTACT

Jonathan Morgan 07989 296883

## N B

These details are a general guideline for intending purchasers and do not constitute an offer of contract. BJP have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

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## PROOF OF IDENTITY

In order to comply with anti-money laundering regulations, BJP Residential Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## HOMEBUYERS SURVEY

If you are considering buying a home, make sure that you are not buying a PROBLEM

Contact one of our property offices to arrange an RICS HOMEBUYERS SURVEY & VALUATION

## WEBSITE ADDRESS

Carmarthen 01267 236363 Llandeilo 01558 822468 View all our properties on: [www.bjpc.com](http://www.bjpc.com); [www.rightmove.co.uk](http://www.rightmove.co.uk); [www.zoopla.co.uk](http://www.zoopla.co.uk); [www.primelocation.com](http://www.primelocation.com) or [www.onthemarket.com](http://www.onthemarket.com)

